

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/69 Tennyson Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$495,000

Median sale price

Median price \$640,000

House

Unit

X

Suburb Elwood

Period - From 01/07/2018

to

30/06/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/26 Ruskin St ELWOOD 3184	\$520,000	07/05/2019
2	2/2 Alfriston St ELWOOD 3184	\$481,000	22/06/2019
3	2/65 Tennyson St ELWOOD 3184	\$450,000	30/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

1/69 Tennyson Street, Elwood Vic 3184

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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$495,000
Median Unit Price
Year ending June 2019: \$640,000

Comparable Properties



8/26 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$520,000
Method: Private Sale
Date: 07/05/2019
Rooms: 3
Property Type: Apartment



2/2 Alfriston St ELWOOD 3184 (REI)

Agent Comments

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Price: \$481,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: Apartment



2/65 Tennyson St ELWOOD 3184 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 30/03/2019
Rooms: -
Property Type: Unit