

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

2/112 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2019

to 31/12/2019

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 | 5/25 Byron St ELWOOD 3184 | \$558,000 | 31/05/2019 |
| 2 | 7/82 Dickens St ELWOOD 3184 | \$565,000 | 11/09/2019 |
| 3 | 6/48 Spray St ELWOOD 3184 | \$585,000 | 14/06/2019 |

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.~~

This Statement of Information was prepared on:

04/02/2020 15:59

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Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

December quarter 2019: \$680,000



2 1 1

Property Type: Unit

Land Size: 593.828 sqm approx

Agent Comments

Comparable Properties



5/25 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$558,000

Method: Private Sale

Date: 31/05/2019

Property Type: Apartment



7/82 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 11/09/2019

Rooms: 4

Property Type: Apartment



6/48 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 14/06/2019

Rooms: 3

Property Type: Apartment