

## 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

101/115 Tennyson Street, Elwood Vic 3184

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&amp;

\$940,000

## Median sale price

Median price \$640,000

House

Unit

X

Suburb Elwood

Period - From 01/04/2019

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	104/29 Foam St ELWOOD 3184	\$1,000,000	05/04/2019
2	108/29 Foam St ELWOOD 3184	\$924,000	14/03/2019
3	17/3-5 Daley St ELWOOD 3184	\$813,000	13/04/2019

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.~~

101/115 Tennyson Street, Elwood Vic 3184

Chisholm & Gamon

Torsten Kasper

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**Indicative Selling Price**

\$880,000 - \$940,000

**Median Unit Price**

June quarter 2019: \$640,000



2 2 1

**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**104/29 Foam St ELWOOD 3184 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 05/04/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**108/29 Foam St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$924,000

**Method:** Sold Before Auction

**Date:** 14/03/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 1581 sqm approx



**17/3-5 Daley St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$813,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** -

**Property Type:** Apartment