



3   
 1   
 2

**Rooms:****Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

Year ending March 2017: \$626,000

## Comparable Properties

**458 St Kilda St BRIGHTON 3186 (REI/VG)**

Agent Comments

3   
 2   
 2

3 bedroom townhouse

**Price:** \$1,250,000**Method:** Auction Sale**Date:** 25/02/2017**Rooms:** -**Property Type:** Townhouse (Res)**8/98 Barkly St ST KILDA 3182 (REI)**

Agent Comments

3   
 2   
 2

3 bedroom townhouse

**Price:** \$1,170,000**Method:** Private Sale**Date:** 24/03/2017**Rooms:** 5**Property Type:** Townhouse (Res)**19/38 Brighton Rd BALACLAVA 3183 (REI/VG)**

Agent Comments

3   
 2   
 2

3 bedroom townhouse

**Price:** \$1,152,000**Method:** Auction Sale**Date:** 04/02/2017**Rooms:** -**Property Type:** Townhouse (Res)

## 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

4/130 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 \$1,150,000

&amp;

\$1,250,000

**Median sale price**

Median price \$626,000

Unit

X

Suburb

Elwood

Period - From 01/04/2016

to

31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
458 St Kilda St BRIGHTON 3186	\$1,250,000	25/02/2017
8/98 Barkly St ST KILDA 3182	\$1,170,000	24/03/2017
19/38 Brighton Rd BALACLAVA 3183	\$1,152,000	04/02/2017