



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)

3 2 2

Agent Comments

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)

3 2 2

Agent Comments

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)

3 2 2

Agent Comments

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

Range between \$1,150,000 & \$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