

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

7/1 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$669,000 House Unit X Suburb Elwood

Period - From 01/04/2017 to 31/03/2018 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	3/39 Shelley St ELWOOD 3184	\$801,000	12/04/2018
2	10/12 Blessington St ST KILDA 3182	\$770,000	21/02/2018
3	1/30a Mitford St ST KILDA 3182	\$743,000	14/12/2017

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.



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Rooms:**Property Type:** Apartment**Land Size:** 673.799 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$780,000

Median Unit Price

Year ending March 2018: \$669,000

Comparable Properties

**3/39 Shelley St ELWOOD 3184 (REI)**

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Agent Comments

Large apartment

Price: \$801,000**Method:** Private Sale**Date:** 12/04/2018**Rooms:** 3**Property Type:** Apartment**10/12 Blessington St ST KILDA 3182 (REI/VG)**

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Agent Comments

Modern unit

Price: \$770,000**Method:** Private Sale**Date:** 21/02/2018**Rooms:** -**Property Type:** Apartment**1/30a Mitford St ST KILDA 3182 (REI/VG)**

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Agent Comments

Has parking/smaller unit

Price: \$743,000**Method:** Private Sale**Date:** 14/12/2017**Rooms:** 3**Property Type:** Apartment**Land Size:** 723 sqm approx