

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

90 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,820,000

House

X

Unit

Suburb Elwood

Period - From 01/07/2017

to

30/09/2017

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	16 Poets Gr ELWOOD 3184	\$1,300,000	18/06/2017
2	78 Argyle St ST KILDA 3182	\$1,250,000	20/05/2017
3	46 Rosamond St BALACLAVA 3183	\$1,227,500	29/10/2017

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.



2
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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2017: \$1,820,000

Comparable Properties

**16 Poets Gr ELWOOD 3184 (REI/VG)**

Agent Comments

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Price: \$1,300,000

Method: Auction Sale

Date: 18/06/2017

Rooms: 3

Property Type: House

Land Size: 225 sqm approx

**78 Argyle St ST KILDA 3182 (REI/VG)**

Agent Comments

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 1

Price: \$1,250,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 224 sqm approx

**46 Rosamond St BALACLAVA 3183 (REI)**

Agent Comments

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 1

Price: \$1,227,500

Method: Auction Sale

Date: 29/10/2017

Rooms: 3

Property Type: House (Res)

Land Size: 149 sqm approx