

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

204/115 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$655,000 House Unit X Suburb Elwood

Period - From 01/04/2018 to 30/06/2018 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	305/60-62 Broadway ELWOOD 3184	\$930,000	24/07/2018
2	G09/356 Barkly St ELWOOD 3184	\$880,000	13/08/2018
3	11/17 Pine Av ELWOOD 3184	\$860,000	29/05/2018

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median Unit Price
 June quarter 2018: \$655,000

Comparable Properties



305/60-62 Broadway ELWOOD 3184 (REI/VG) Agent Comments



Price: \$930,000
Method: Sold Before Auction
Date: 24/07/2018
Rooms: -
Property Type: Apartment



G09/356 Barkly St ELWOOD 3184 (REI) Agent Comments



Price: \$880,000
Method: Private Sale
Date: 13/08/2018
Rooms: 4
Property Type: Apartment



11/17 Pine Av ELWOOD 3184 (REI/VG) Agent Comments



Price: \$860,000
Method: Private Sale
Date: 29/05/2018
Rooms: 4
Property Type: Apartment