

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	2/33 Tennyson Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$975,000	&	\$1,072,500

Median sale price

Median price	\$2,285,000	Hou	use X	Unit		Suburb	Elwood
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	1/115 Tennyson St ELWOOD 3184	\$1,070,000	31/05/2017
2	2/511 St Kilda St ELWOOD 3184	\$1,060,000	24/08/2017
3	7/33 Tennyson St ELWOOD 3184	\$970,000	20/02/2017

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.

Account - Cayzer | P: 03 9699 5999





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Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$975,000 - \$1,072,500 **Median House Price** December guarter 2017: \$2,285,000

Comparable Properties



1/115 Tennyson St ELWOOD 3184 (VG)





Price: \$1,070,000 Method: Sale Date: 31/05/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO



2/511 St Kilda St ELWOOD 3184 (REI/VG)

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Price: \$1,060,000 Method: Private Sale Date: 24/08/2017

Rooms: -

Property Type: Townhouse (Unit)



7/33 Tennyson St ELWOOD 3184 (VG)





Price: \$970,000 Method: Sale Date: 20/02/2017 Rooms: -

Property Type: Unit

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments