

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Property	offered	for	sale
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Address	3/53 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	\$410,000	&	\$451,000
	1		

#### Median sale price

Median price	\$655,000	Hou	se	Unit	х	Suburb	Elwood
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	4/247-249 Inkerman St BALACLAVA 3183	\$450,000	29/04/2017
2	1/11 Fulton St ST KILDA EAST 3183	\$425,000	19/08/2017
3	11/94 Tennyson St ELWOOD 3184	\$416,000	06/06/2017

### 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 - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$410,000 - \$451,000 **Median Unit Price** June guarter 2017: \$655,000

## Comparable Properties



4/247-249 Inkerman St BALACLAVA 3183

(REI/VG)





Price: \$450,000

Method: Sold Before Auction

Date: 29/04/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 

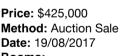
1/11 Fulton St ST KILDA EAST 3183 (REI)











Rooms: -

Property Type: Apartment

**Agent Comments** 



11/94 Tennyson St ELWOOD 3184 (VG)





Price: \$416,000 Method: Sale Date: 06/06/2017

Rooms: -

Property Type: Stratum Flat

**Agent Comments** 

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