

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	9/130 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 \$1,000,000	&	\$1,100,000
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Median sale price

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

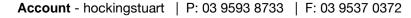
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/130 Tennyson St ELWOOD 3184	\$1,380,000	19/08/2017
2	3/18a Broadway ELWOOD 3184	\$1,135,000	16/12/2017
3	2/511 St Kilda St ELWOOD 3184	\$1,060,000	24/08/2017

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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hockingstuart





Rooms:

Property Type: Townhouse (Res) Land Size: 3505 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** December quarter 2017: \$2,285,000

Comparable Properties



4/130 Tennyson St ELWOOD 3184 (REI/VG)

Price: \$1,380,000 Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



3/18a Broadway ELWOOD 3184 (REI)



Price: \$1,135,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



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)

Agent Comments

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