

Susan Sluiter  
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## 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

7/94 Tennyson Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$675,000

#### Median sale price

Median price \$715,500

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	4/95 Addison St ELWOOD 3184	\$770,000	17/09/2017
2	5/145 Glen Huntly Rd ELWOOD 3184	\$700,000	15/12/2017
3	12/41 Chapel St ST KILDA 3182	\$670,000	09/12/2017

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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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$675,000  
**Median Unit Price**  
 December quarter 2017: \$715,500

## Comparable Properties



**4/95 Addison St ELWOOD 3184 (REI)**

[Agent Comments](#)

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**Price:** \$770,000  
**Method:** Sold Before Auction  
**Date:** 17/09/2017  
**Rooms:** 4  
**Property Type:** Apartment



**5/145 Glen Huntly Rd ELWOOD 3184 (REI)**

[Agent Comments](#)

 3    2    1

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 15/12/2017  
**Rooms:** 5  
**Property Type:** Apartment



**12/41 Chapel St ST KILDA 3182 (REI)**

[Agent Comments](#)

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**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Apartment