



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
203/115 Tennyson Street,
ELWOOD

2  1  1  1 

Indicative selling price

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

Range \$700,000 - \$770,000



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Ross-Hunt

real estate



Sales



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Buyers Advocacy



Rentals



Owners Corporation

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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 203/115 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Elwood

Period - From 30/06/2019 to 29/06/2020 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	3/3 Cyril St ELWOOD 3184	\$810,000	03/04/2020
2	2/493-495 St Kilda St ELWOOD 3184	\$791,000	20/06/2020
3	17/21-23 Tiuna Gr ELWOOD 3184	\$774,000	17/02/2020

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.~~

This Statement of Information was prepared on: 30/06/2020 16:19



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



3/3 Cyril St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$810,000

Method: Sale by Tender

Date: 03/04/2020

Property Type: Apartment



2/493-495 St Kilda St ELWOOD 3184 (REI)

Agent Comments



Price: \$791,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Apartment



17/21-23 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$774,000

Method: Sold Before Auction

Date: 17/02/2020

Property Type: Apartment