

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

23/24 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$280,000 & \$305,000

Median sale price*

Median price Property Type Suburb Elwood

Period - From to Source

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	20/24 Tennyson St ELWOOD 3184	\$300,000	15/07/2021
2	26/24 Tennyson St ELWOOD 3184	\$295,000	02/07/2021
3	31/252 Dandenong Rd ST KILDA EAST 3183	\$293,000	04/08/2021

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: 09/11/2021 14:28

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$280,000 - \$305,000
No median price available

Comparable Properties

20/24 Tennyson St ELWOOD 3184 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 15/07/2021
Property Type: Subdivided Flat - Single OYO Flat

26/24 Tennyson St ELWOOD 3184 (VG)

Agent Comments



Price: \$295,000
Method: Sale
Date: 02/07/2021
Property Type: Subdivided Flat - Single OYO Flat



31/252 Dandenong Rd ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$293,000
Method: Sale
Date: 04/08/2021
Property Type: Strata Flat - Single OYO Flat

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