

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

12/54 TENNYSON STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

2/45 SHELLEY STREET ELWOOD VIC 3184	\$470,000	20-Apr-24
206/78 INKERMAN STREET ST KILDA VIC 3182	\$437,500	13-Jun-24
7 RAVENS GROVE ST KILDA EAST VIC 3183	\$448,000	03-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 27 June 2024



**2/45 SHELLEY STREET ELWOOD
VIC 3184**

1 1 1

Sold Price

\$470,000

Sold Date **20-Apr-24**

Distance

0.9km



**206/78 INKERMAN STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

^{RS} **\$437,500**

Sold Date **13-Jun-24**

Distance

1.17km



**7 RAVENS GROVE ST KILDA EAST
VIC 3183**

1 1 1

Sold Price

^{RS} **\$448,000** ^{UN}

Sold Date **03-Jun-24**

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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