

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

5/53A 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/22 Scott Street Elwood VIC 3184	\$610,000	24-Dec-20
6/4 Hartpury Avenue Elwood VIC 3184	\$615,000	07-Oct-20
5/7A Coleridge Street Elwood VIC 3184	\$600,000	17-Dec-20

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: 28 January 2021

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**2/22 Scott Street Elwood VIC 3184**

Sold Price

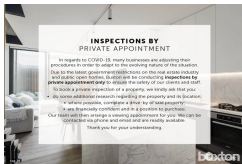
^{RS} **\$610,000** ^{UN}Sold Date **24-Dec-20**

2

1

1

Distance

0.3km**6/4 Hartpury Avenue Elwood VIC 3184**

Sold Price

\$615,000Sold Date **07-Oct-20**

2

1

1

Distance

0.31km**5/7A Coleridge Street Elwood VIC 3184**

Sold Price

^{RS} **\$600,000**Sold Date **17-Dec-20**

2

1

1

Distance

0.54km**RS** = Recent sale**UN** = Undisclosed Sale

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