

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

8/117 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/8 Docker Street Elwood VIC 3184	\$600,000	02-Jul-19
12/231 Glen Huntly Road Elsternwick VIC 3185	\$630,000	11-Jul-21
1/81 Barkly Street St Kilda VIC 3182	\$640,000	13-Jul-21

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: 12 January 2022

McGrath St Kilda

M 0433896337

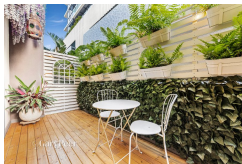
E shannonkelly@mcgrath.com.au



1/8 Docker Street Elwood VIC 3184 Sold Price **\$600,000** Sold Date **02-Jul-19**

2 1 1

Distance **0.62km**



12/231 Glen Huntly Road
Elsternwick VIC 3185

Sold Price **\$630,000** Sold Date **11-Jul-21**

1 1 1

Distance **0.65km**



1/81 Barkly Street St Kilda VIC 3182 Sold Price **\$640,000** Sold Date **13-Jul-21**

1 1 1

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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