

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

4/2 TENNYSON STREET ST KILDA VIC 3182

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,462,000

Property type

House

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 2023

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

8/24 TENNYSON STREET ELWOOD VIC 3184	\$965,000	05-Aug-23
3/8A DICKENS STREET ELWOOD VIC 3184	\$921,500	24-Apr-23
3/4 TENNYSON STREET ST KILDA VIC 3182	\$1,105,000	20-May-23

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: 25 August 2023

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8/24 TENNYSON STREET ELWOOD Sold Price
VIC 3184

^{RS} **\$965,000** Sold Date **05-Aug-23**

3 2 1

Distance **0.35km**



3/8A DICKENS STREET ELWOOD Sold Price
VIC 3184

\$921,500 Sold Date **24-Apr-23**

2 1 1

Distance **0.24km**



3/4 TENNYSON STREET ST KILDA Sold Price
VIC 3182

^{RS} **\$1,105,000** Sold Date **20-May-23**

3 2 -

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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