

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

11/24a Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$390,000

&

\$429,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2019

to

31/12/2019

Source

REIV

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	40/10 Acland St ST KILDA 3182	\$420,100	20/11/2019
2	10/47 Alma Rd ST KILDA 3182	\$415,000	30/09/2019
3	7/82 Westbury St BALACLAVA 3183	\$402,000	13/11/2019

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:

30/01/2020 11:11

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Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

December quarter 2019: \$680,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



40/10 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$420,100

Method: Sold Before Auction

Date: 20/11/2019

Property Type: Apartment



10/47 Alma Rd ST KILDA 3182 (VG)

Agent Comments

 1  -  -

Price: \$415,000

Method: Sale

Date: 30/09/2019

Property Type: Strata Unit/Flat



7/82 Westbury St BALACLAVA 3183 (REI)

Agent Comments

 1  1  1

Price: \$402,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: Apartment