

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

10/94 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$692,500

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2023

to

31/12/2023

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	6/82 Dickens St ELWOOD 3184	\$580,000	10/02/2024
2	3/4 Hartpury Av ELWOOD 3184	\$573,500	14/12/2023
3	16/131 Brighton Rd ELWOOD 3184	\$571,000	14/11/2023

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:

19/02/2024 15:15

10/94 Tennyson Street, Elwood Vic 3184



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Indicative Selling Price

\$575,000

Median Unit Price

Year ending December 2023: \$692,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/82 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Apartment



3/4 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$573,500

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



16/131 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$571,000

Method: Sold Before Auction

Date: 14/11/2023

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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