

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

3 HENNESSY AVENUE 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

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,350,000

Property type

House

Suburb

Elwood

Period-from

01 Nov 2022

to

31 Oct 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

41 ADDISON STREET ELWOOD VIC 3184	\$2,377,000	16-Sep-23
133 ARGYLE STREET ST KILDA VIC 3182	\$2,220,000	19-Aug-23
21 SHAKESPEARE GROVE ST KILDA VIC 3182	\$2,520,000	18-Sep-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: 22 November 2023



41 ADDISON STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$2,377,000** ^{UN} Sold Date **16-Sep-23**

 3  2  1

Distance **0.85km**



133 ARGYLE STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$2,220,000** Sold Date **19-Aug-23**

 3  2  1

Distance **1km**



21 SHAKESPEARE GROVE ST KILDA VIC 3182 Sold Price **\$2,520,000** Sold Date **18-Sep-23**

 3  2  -

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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