

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

1/65 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 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.

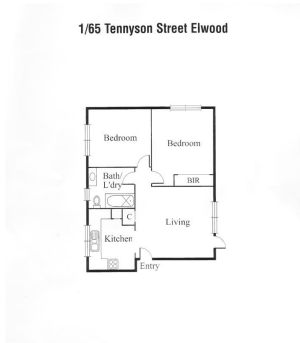
	Address of comparable property	Price	Date of sale
1	1/51 Gourlay St BALACLAVA 3183	\$508,000	18/08/2024
2	8/8 Marriott St ST KILDA 3182	\$490,000	23/07/2024
3	3/2a Robe St ST KILDA 3182	\$520,000	26/04/2024

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:

18/09/2024 12:57



Rooms: 3
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Unit Price
 June quarter 2024: \$700,000

Comparable Properties



1/51 Gourlay St BALACLAVA 3183 (REI)

Agent Comments



Price: \$508,000
Method: Auction Sale
Date: 18/08/2024
Property Type: Apartment



8/8 Marriott St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 23/07/2024
Property Type: Apartment



3/2a Robe St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 26/04/2024
Property Type: Apartment