## 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	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2024	to	30/06/2024		So	ource	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.

Add	dress 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



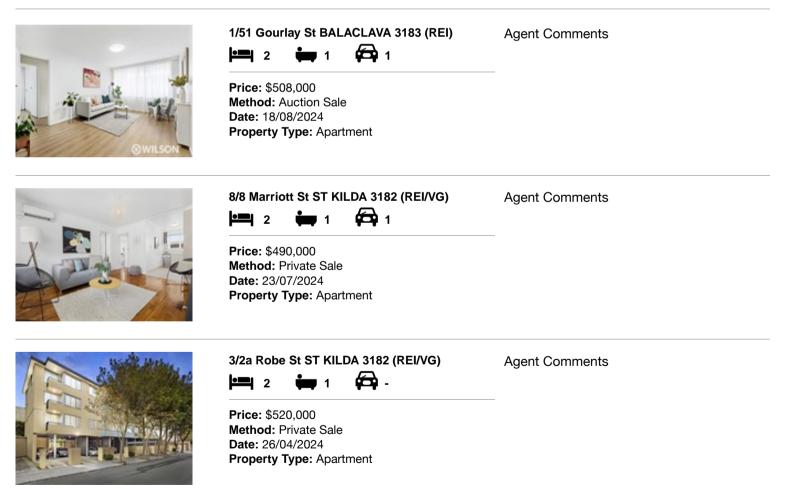


1/65 Tennyson Street Elwood



Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median Unit Price June quarter 2024: \$700,000

# **Comparable Properties**



#### Account - The Agency Victoria | P: 03 8578 0388



propertydata

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