

# 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

8/37 Tennyson Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$525,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

12/04/2020

to

11/04/2021

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	11/169 Glen Huntly Rd ELWOOD 3184	\$527,500	10/04/2021
2	3/124 Brighton Rd RIPPONLEA 3185	\$525,000	24/02/2021
3	2/16 Robe St ST KILDA 3182	\$520,000	01/04/2021

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:

12/04/2021 09:28



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**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 80 sqm approx  
**Agent Comments**

Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginscott.com.au

**Indicative Selling Price**  
\$525,000

**Median Unit Price**  
12/04/2020 - 11/04/2021: \$670,000

## Comparable Properties



11/169 Glen Huntly Rd ELWOOD 3184 (REI)

**Agent Comments**

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**Price:** \$527,500  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** Apartment



3/124 Brighton Rd RIPPONLEA 3185 (REI)

**Agent Comments**

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**Price:** \$525,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2021  
**Rooms:** 3  
**Property Type:** Apartment



2/16 Robe St ST KILDA 3182 (REI)

**Agent Comments**

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**Price:** \$520,000  
**Method:** Expression of Interest  
**Date:** 01/04/2021  
**Property Type:** Apartment