

## 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

3/53A 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

17/40 ORMOND ROAD ELWOOD VIC 3184	\$330,000	20-Sep-24
12/4 RUSKIN STREET ELWOOD VIC 3184	\$365,000	20-Dec-24
7/6 BYRON STREET ELWOOD VIC 3184	\$380,000	07-Jan-25

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: 07 February 2025



**17/40 ORMOND ROAD ELWOOD  
VIC 3184**

Sold Price

**\$330,000**

Sold Date **20-Sep-24**

 1  1  1

Distance **0.79km**



**12/4 RUSKIN STREET ELWOOD VIC  
3184**

Sold Price

<sup>RS</sup> **\$365,000** <sup>UN</sup>

Sold Date **20-Dec-24**

 1  1  1

Distance **0.72km**



**7/6 BYRON STREET ELWOOD VIC  
3184**

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date **07-Jan-25**

 1  1  1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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