

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

12/10 Tennyson Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$805,000

Median sale price

Median price \$572,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2019

to 30/09/2020

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	19/352 Canterbury Rd ST KILDA WEST 3182	\$850,000	04/12/2020
2	115/48 Blenheim St BALACLAVA 3183	\$805,000	14/10/2020
3			

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:

02/01/2021 17:06



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$805,000

Median Unit Price

Year ending September 2020: \$572,500

Comparable Properties



19/352 Canterbury Rd ST KILDA WEST 3182
(REI)

Agent Comments

2 2 2

Price: \$850,000

Method: Private Sale

Date: 04/12/2020

Property Type: Apartment



115/48 Blenheim St BALACLAVA 3183
(REI/VG)

Agent Comments

2 2 2

Price: \$805,000

Method: Private Sale

Date: 14/10/2020

Property Type: Apartment

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.