

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

28/10 TENNYSON STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/10 TENNYSON STREET ST KILDA VIC 3182	\$1,110,000	17-Sep-22
14/9 MILTON STREET ELWOOD VIC 3184	\$1,122,000	29-Oct-22
4/252 BARKLY STREET ST KILDA VIC 3182	\$1,150,000	26-Aug-22

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.~~

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**2/10 TENNYSON STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$1,110,000** ^{UN}

Sold Date

17-Sep-22

2 2 1

Distance

0km



**14/9 MILTON STREET ELWOOD
VIC 3184**

Sold Price

^{RS} **\$1,122,000**

Sold Date

29-Oct-22

2 2 1

Distance

0.56km



**4/252 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$1,150,000**

Sold Date

26-Aug-22

2 1 1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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