

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

6/53A TENNYSON STREET ELWOOD VIC 3184

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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2024

to

31 Mar 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

12/4 RUSKIN STREET ELWOOD VIC 3184	\$365,000	20-Dec-24
8/14 MITFORD STREET ST KILDA VIC 3182	\$372,000	20-Feb-25
18/23-27 DOCKER STREET ELWOOD VIC 3184	\$397,000	31-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: 29 April 2025

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12/4 RUSKIN STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **20-Dec-24**

1 1 1

Distance **0.72km**



8/14 MITFORD STREET ST KILDA VIC 3182 Sold Price **\$372,000** Sold Date **20-Feb-25**

1 1 1

Distance **0.97km**



18/23-27 DOCKER STREET ELWOOD VIC 3184 Sold Price **\$397,000** Sold Date **31-Jan-25**

1 1 1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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