

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

1/117 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 05/06/2023 to 04/06/2024 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	G02/50-52 Southey St ELWOOD 3184	\$828,000	01/06/2024
2	1/1a Hartpury Av ELWOOD 3184	\$825,000	26/03/2024
3	2/38 Ormond Rd ELWOOD 3184	\$800,000	19/12/2023

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:

05/06/2024 13:16



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



G02/50-52 Southey St ELWOOD 3184 (REI)

Agent Comments



Price: \$828,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Unit



1/1a Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment



2/38 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment