

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

10/130 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Elwood

Period - From 08/04/2023 to 07/04/2024 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	3/77 Allison Rd ELSTERNWICK 3185	\$1,380,000	01/03/2024
2	4/25-27 Marine Pde ST KILDA 3182	\$1,360,000	30/12/2023
3	3/18a Broadway ELWOOD 3184	\$1,300,000	11/12/2023

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:

08/04/2024 15:34



 3
  1
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

08/04/2023 - 07/04/2024: \$1,350,000

Comparable Properties



3/77 Allison Rd ELSTERNWICK 3185 (REI)

Agent Comments

 3
  2
  1

Price: \$1,380,000

Method: Private Sale

Date: 01/03/2024

Property Type: Townhouse (Single)



4/25-27 Marine Pde ST KILDA 3182 (REI)

Agent Comments

 3
  2
  -

Price: \$1,360,000

Method: Private Sale

Date: 30/12/2023

Property Type: Apartment



3/18a Broadway ELWOOD 3184 (VG)

Agent Comments

 2
  -
  -

Price: \$1,300,000

Method: Sale

Date: 11/12/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372