

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

10/53A 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2023

to

31 Jan 2024

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

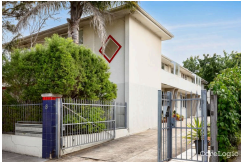
Date of sale

3/8 JOHN STREET ELWOOD VIC 3184	\$305,000	19-Dec-23
6/6 BYRON STREET ELWOOD VIC 3184	\$340,000	28-Oct-23
9/6 BYRON STREET ELWOOD VIC 3184	\$322,500	10-Nov-23

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: 02 February 2024



3/8 JOHN STREET ELWOOD VIC 3184

Sold Price ^{RS} **\$305,000** ^{UN} Sold Date **19-Dec-23**

 1  1  1

Distance **0.09km**



6/6 BYRON STREET ELWOOD VIC 3184

Sold Price **\$340,000** Sold Date **28-Oct-23**

 1  1  1

Distance **0.21km**



9/6 BYRON STREET ELWOOD VIC 3184

Sold Price **\$322,500** Sold Date **10-Nov-23**

 1  1  1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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