

# 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

49 Tennyson Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,350,000

### Median sale price

Median price \$2,550,000 Property Type House Suburb Elwood

Period - From 01/07/2022 to 30/06/2023 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	55a Marine Pde ELWOOD 3184	\$2,350,000	19/02/2023
2	55 Grosvenor St BALACLAVA 3183	\$2,225,000	24/04/2023
3	51 Tennyson St ELWOOD 3184	\$2,200,000	25/02/2023

**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:

26/07/2023 10:12



5 3 3

**Property Type:** Block of Units

**Land Size:** 456 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,350,000

**Median House Price**

Year ending June 2023: \$2,550,000

## Comparable Properties



**55a Marine Pde ELWOOD 3184 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 19/02/2023

**Property Type:** House

**Land Size:** 293 sqm approx



**55 Grosvenor St BALACLAVA 3183 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$2,225,000

**Method:** Private Sale

**Date:** 24/04/2023

**Property Type:** House

**Land Size:** 265 sqm approx



**51 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 412 sqm approx

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