## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 62 Tennyson Street, Elwood Vic 3184

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |        |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------|
| Range betweer   | \$1,550,000       |      | &            |      | \$1,650,000 |      |        |        |
| Median sale p   | rice              |      |              |      |             |      |        |        |
| Median price    | \$2,775,000       | Pro  | operty Type  | Hou  | ise         |      | Suburb | Elwood |
| Period - From   | 01/01/2024        | to   | 31/03/2024   |      | So          | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property     | Price       | Date of sale |
|----|----------------------------------|-------------|--------------|
| 1  | 449 St Kilda St ELWOOD 3184      | \$1,700,000 | 01/04/2024   |
| 2  | 22 Godfrey Av ST KILDA EAST 3183 | \$1,555,000 | 23/03/2024   |
| 3  |                                  |             |              |

OR

**B**<sup>\*</sup> 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:

17/04/2024 14:32





Kon Galitos 9593 4500 0414 902 680





**Property Type:** House Agent Comments

kongalitos Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price

\$1,550,000 - \$1,650,000 **Median House Price** March quarter 2024: \$2,775,000

# **Comparable Properties**



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.

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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