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^{*} 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



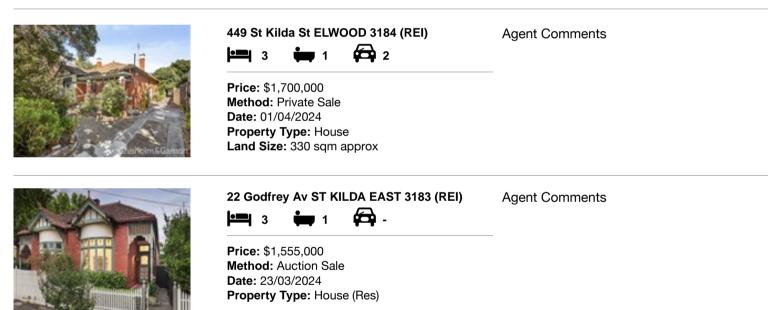


Property Type: House Agent Comments

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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