

# 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

51 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 \$1,850,000 & \$1,950,000

### Median sale price

Median price \$2,455,000 Property Type House Suburb Elwood

Period - From 01/10/2022 to 31/12/2022 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	15 Charles St ELSTERNWICK 3185	\$1,920,000	19/11/2022
2	43 Scott St ELWOOD 3184	\$1,900,000	13/09/2022
3	3/74 Marine Pde ELWOOD 3184	\$1,850,000	15/10/2022

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:

25/01/2023 12:01



**Rooms:** 9  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$1,850,000 - \$1,950,000  
**Median House Price**  
 December quarter 2022: \$2,455,000

## Comparable Properties



**15 Charles St ELSTERNWICK 3185 (REI)**

Agent Comments



**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 19/11/2022  
**Property Type:** House (Res)  
**Land Size:** 481 sqm approx



**43 Scott St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 13/09/2022  
**Property Type:** House  
**Land Size:** 399 sqm approx



**3/74 Marine Pde ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 15/10/2022  
**Property Type:** Unit

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