

# 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)

Single price \$2,550,000

### Median sale price

Median price \$2,617,500

Property Type House

Suburb Elwood

Period - From 01/01/2022

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	21 Scott St ELWOOD 3184	\$2,625,000	30/08/2022
2	12 John St ELWOOD 3184	\$2,600,000	23/10/2022
3	30 Carrington Gr ST KILDA EAST 3183	\$2,450,000	06/12/2022

**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:

27/02/2023 20:18



5   3   3

**Property Type:** Block of Units

**Land Size:** 456 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,550,000

**Median House Price**

Year ending December 2022: \$2,617,500

## Comparable Properties



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

**Agent Comments**

4   2   2

**Price:** \$2,625,000

**Method:** Private Sale

**Date:** 30/08/2022

**Property Type:** House

**Land Size:** 248 sqm approx



**12 John St ELWOOD 3184 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$2,600,000

**Method:** Private Sale

**Date:** 23/10/2022

**Property Type:** House

**Land Size:** 314 sqm approx



**30 Carrington Gr ST KILDA EAST 3183 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** House (Res)

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