Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	6/37 Tennyson Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$690,000	Pro	perty Type	Jnit		Suburb	Elwood
Period - From	01/04/2023	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

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1	24/197 Brighton Rd ELWOOD 3184	\$610,000	16/06/2023
2	8/122 Glen Huntly Rd ELWOOD 3184	\$590,000	06/06/2023
3	1/127 Brighton Rd ELWOOD 3184	\$575,000	05/06/2023

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:	24/08/2023 15:36



Date of sale



James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

> Indicative Selling Price \$550,000 - \$600,000 Median Unit Price June quarter 2023: \$690,000





Agent Comments

Comparable Properties



24/197 Brighton Rd ELWOOD 3184 (REI/VG)

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Price: \$610,000 Method: Private Sale Date: 16/06/2023

Property Type: Apartment

Agent Comments

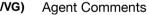


8/122 Glen Huntly Rd ELWOOD 3184 (REI/VG)

1 2 **1** 6

Price: \$590,000 Method: Private Sale Date: 06/06/2023

Property Type: Apartment





1/127 Brighton Rd ELWOOD 3184 (REI/VG)

1 2 **1** 1 6

Price: \$575,000
Method: Private Sale

Date: 05/06/2023 **Property Type:** Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



