

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

2/16 Tennyson Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,950

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

7/15 Dickens Street Elwood VIC 3184	\$705,000	26-Oct-19
3/22 Orange Grove Balaclava VIC 3183	\$712,000	27-Oct-19
6/11A Redan Street St Kilda VIC 3182	\$727,000	12-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 13 January 2020



7/15 Dickens Street Elwood VIC 3184

2 1 1

Sold Price

\$705,000

Sold Date

26-Oct-19

Distance

0.15km



3/22 Orange Grove Balaclava VIC 3183

2 1 1

Sold Price

^{RS} **\$712,000**

Sold Date

27-Oct-19

Distance

0.99km



6/11A Redan Street St Kilda VIC 3182

2 1 1

Sold Price

\$727,000

Sold Date

12-Oct-19

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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