

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 4/99 Tennyson Street, Elwood, VIC 3184

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$ Property type Other Suburb ELWOOD

Period - From 12/04/2022 to 11/04/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|-------------|--------------|
| 1 | 3/43 Ormond Road Elwood Vic 3184 | \$1,300,000 | 2023-02-22 |
| 2 | 1/2a Tiuna Grove Elwood Vic 3184 | \$1,165,000 | 2023-02-11 |
| 3 | 28/10 Tennyson Street St Kilda Vic 3182 | \$1,246,000 | 2022-12-01 |

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 12/04/2023

