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	4/14 Tennyson Street, St Kilda Vic 3182

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,390,000 Property Type Townhouse Suburb St Kilda

Period - From 07/06/2021 to 06/06/2022 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	9/1 Glen Huntly Rd ELWOOD 3184	$1,000,000	26/02/2022
2	1/32 Hammerdale Av ST KILDA EAST 3183	$985,000	03/05/2022
3	1/25a Foam St ELWOOD 3184	$950,000	18/12/2021

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: 07/06/2022 15:37

4/14 Tennyson Street, St Kilda Vic 3182



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Townhouse Price
07/06/2021 - 06/06/2022: $1,390,000

Comparable Properties



9/1 Glen Huntly Rd ELWOOD 3184 (REI/VG)

2 1 1

Price: $1,000,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Apartment

Agent Comments



1/32 Hammerdale Av ST KILDA EAST 3183 (REI)

2 1 1

Price: $985,000
Method: Private Sale
Date: 03/05/2022
Rooms: 4
Property Type: Unit

Agent Comments



1/25a Foam St ELWOOD 3184 (REI/VG)

2 1 1

Price: $950,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Apartment

Agent Comments

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

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