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	10/130 Tennyson Street, Elwood Vic 3184

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Elwood

Period - From 21/05/2023 to 20/05/2024 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	6/59-61 Ormond Esp ELWOOD 3184	$1,260,000	05/12/2023
2	3/7 Marine Av ST KILDA 3182	$1,250,000	04/12/2023
3	3d Vautier St ELWOOD 3184	$1,240,000	02/12/2023

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: 21/05/2024 10:37

10/130 Tennyson Street, Elwood Vic 3184



2 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,300,000
Median Townhouse Price
21/05/2023 - 20/05/2024: $1,350,000

Comparable Properties



6/59-61 Ormond Esp ELWOOD 3184 (REI)

3 2 2

Price: $1,260,000
Method: Private Sale
Date: 05/12/2023
Property Type: Townhouse (Res)

Agent Comments



3/7 Marine Av ST KILDA 3182 (REI/VG)

3 2 1

Price: $1,250,000
Method: Expression of Interest
Date: 04/12/2023
Property Type: Townhouse (Res)

Agent Comments



3d Vautier St ELWOOD 3184 (REI/VG)

3 2 1

Price: $1,240,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)

Agent Comments

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

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