

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

6 Kendall Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$2,110,000 Property Type House Suburb Elwood

Period - From 01/10/2023 to 31/12/2023 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	Price	Date of sale
1	2 Kendall St ELWOOD 3184	\$2,910,000	10/02/2024
2	5 Kendall St ELWOOD 3184	\$2,700,000	13/12/2023
3	2 Poets Gr ELWOOD 3184	\$2,650,000	09/09/2023

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:

07/03/2024 14:16



Property Type:
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,860,000
Median House Price
December quarter 2023: \$2,110,000

Comparable Properties



2 Kendall St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,910,000
Method: Private Sale
Date: 10/02/2024
Property Type: House
Land Size: 446 sqm approx



5 Kendall St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,700,000
Method: Private Sale
Date: 13/12/2023
Property Type: House (Res)
Land Size: 511 sqm approx



2 Poets Gr ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,650,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 537 sqm approx

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