

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

23 Kendall Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,250,000 & \$2,350,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Elwood

Period - From 05/03/2023 to 04/03/2024 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	341 Barkly St ELWOOD 3184	\$2,350,000	22/12/2023
2	25 Rothesay Av ELWOOD 3184	\$2,300,000	25/11/2023
3	30 Goldsmith St ELWOOD 3184	\$2,290,000	08/10/2023

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:

05/03/2024 10:03



Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,350,000

Median House Price

05/03/2023 - 04/03/2024: \$2,200,000

Comparable Properties



341 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,350,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 290 sqm approx



25 Rothesay Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 435 sqm approx



30 Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$2,290,000

Method: Private Sale

Date: 08/10/2023

Property Type: House

Land Size: 394 sqm approx