### 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

26a Kendall Street, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,471,000	Pro	operty Type	Том	nhouse		Suburb	Elwood
Period - From	31/10/2022	to	30/10/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	3/35-37 John St ELWOOD 3184	\$1,740,000	08/07/2023
2	17 Bridge St BRIGHTON 3186	\$1,700,000	16/06/2023
3	2/374 Barkly St ELWOOD 3184	\$1,555,000	07/09/2023

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:

31/10/2023 16:44



# HODGES





**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median Townhouse Price 31/10/2022 - 30/10/2023: \$1,471,000

## **Comparable Properties**



3/35-37 John St ELWOOD 3184 (REI)



Price: \$1,740,000 Method: Private Sale Date: 08/07/2023 Property Type: Townhouse (Res) Agent Comments



17 Bridge St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,700,000 Method: Private Sale Date: 16/06/2023 Property Type: Townhouse (Single) Land Size: 320 sqm approx



2/374 Barkly St ELWOOD 3184 (REI)



Price: \$1,555,000 Method: Private Sale Date: 07/09/2023 Property Type: Townhouse (Res) Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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