Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 29 Kendall Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,850,000	Pro	operty Type	Hous	se		Suburb	Elwood
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	38 John St ELWOOD 3184	\$1,422,500	28/06/2023
2	22 Byron St ELWOOD 3184	\$1,400,000	21/05/2023
3			

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:

21/09/2023 13:23



Chisholm&Gamon

Torsten Kasper





Property Type: House **Land Size:** 191 sqm approx Agent Comments 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au Indicative Selling Price

\$1,400,000 - \$1,500,000 Median House Price June quarter 2023: \$1,850,000

Comparable Properties



Price: \$1,422,500 Method: Private Sale Date: 28/06/2023 Property Type: House Land Size: 226 sqm approx

- 2

38 John St ELWOOD 3184 (REI/VG)

1

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2 2



22 Byron St ELWOOD 3184 (REI)

2 🙀 1

Price: \$1,400,000 Method: Private Sale Date: 21/05/2023 Property Type: House Land Size: 280 sqm approx Agent Comments

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

propertydata



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