

2 Kendall Street, Elwood Vic 3184



 3  2  1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 443 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$2,650,000  
**Median House Price**  
March quarter 2017: \$1,430,000

Elwood is dearer per SQM than Brighton and Balaclava

## Comparable Properties



**19b Brickwood St BRIGHTON 3186 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 24/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**33 Brickwood St BRIGHTON 3186 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$2,575,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 506 sqm



**37 Blenheim St BALACLAVA 3183 (REI)**

**Agent Comments**

 5  3  1

**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 30/04/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 465 sqm

## 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

2 Kendall Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,650,000

#### Median sale price

Median price \$1,430,000

House X

Suburb Elwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
19b Brickwood St BRIGHTON 3186	\$2,600,000	24/05/2017
33 Brickwood St BRIGHTON 3186	\$2,575,000	08/04/2017
37 Blenheim St BALACLAVA 3183	\$2,500,000	30/04/2017