

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

9 KENDALL STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,505,000

Property type

House

Suburb

Elwood

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 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

6 ROTHESAY AVENUE ELWOOD VIC 3184	\$2,100,000	02-Dec-22
10 MOORE STREET ELWOOD VIC 3184	\$2,150,000	03-Nov-22
23 CLARKE STREET ELWOOD VIC 3184	\$2,070,000	24-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 13 February 2023

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**6 ROTHESAY AVENUE ELWOOD
VIC 3184**

Sold Price ^{RS} **\$2,100,000** Sold Date **02-Dec-22**

4 2 -

Distance **0.37km**



**10 MOORE STREET ELWOOD VIC
3184**

Sold Price **\$2,150,000** Sold Date **03-Nov-22**

4 2 -

Distance **0.39km**



**23 CLARKE STREET ELWOOD VIC
3184**

Sold Price **\$2,070,000** Sold Date **24-Nov-22**

3 1 4

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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