

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

2/24 Kendall Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$694,500

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2019

to

30/09/2020

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	6/73 Marine Pde ELWOOD 3184	\$672,000	26/11/2020
2	4/507 St Kilda St ELWOOD 3184	\$658,000	11/12/2020
3	4/26 Ruskin St ELWOOD 3184	\$648,000	26/11/2020

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:

14/01/2021 11:21



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$649,000

Median Unit Price
 Year ending September 2020: \$694,500

Comparable Properties



6/73 Marine Pde ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$672,000
Method: Private Sale
Date: 26/11/2020
Property Type: Apartment



4/507 St Kilda St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$658,000
Method: Private Sale
Date: 11/12/2020
Property Type: Apartment



4/26 Ruskin St ELWOOD 3184 (VG)

Agent Comments

2
 -
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Price: \$648,000
Method: Sale
Date: 26/11/2020
Property Type: Subdivided Flat - Single OYO Flat