

## 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

5/15 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)

Range between \$600,000

&

\$650,000

#### Median sale price

Median price \$642,000

House

Unit

X

Suburb

Elwood

Period - From 01/01/2018

to

31/12/2018

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 | 7/46 Ruskin St ELWOOD 3184     | \$650,000 | 16/11/2018   |
| 2 | 8/46 Ruskin St ELWOOD 3184     | \$647,800 | 16/01/2019   |
| 3 | 6/113 Addison St ELWOOD 3184   | \$627,500 | 22/01/2019   |

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.



2   
 1   
 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending December 2018: \$642,000

## Comparable Properties



**7/46 Ruskin St ELWOOD 3184 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 16/11/2018  
**Rooms:** 3  
**Property Type:** Apartment



**8/46 Ruskin St ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$647,800  
**Method:** Private Sale  
**Date:** 16/01/2019  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 68 sqm approx



**6/113 Addison St ELWOOD 3184 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$627,500  
**Method:** Private Sale  
**Date:** 22/01/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 66 sqm approx