

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,875,000

Property Type House

Suburb Elwood

Period - From 01/07/2022

to

30/09/2022

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	23 Odessa St ST KILDA 3182	\$3,070,000	29/04/2022
2	85 Dickens St ELWOOD 3184	\$3,060,000	05/08/2022
3	15 Ruskin St ELWOOD 3184	\$2,900,000	13/07/2022

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:

27/10/2022 12:58

2 Kendall Street, Elwood Vic 3184

WHITEFOX

Lana Samuels

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Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

September quarter 2022: \$2,875,000



4 2 1

Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



23 Odessa St ST KILDA 3182 (REI/VG)

Agent Comments

4 3 1

Price: \$3,070,000

Method: Private Sale

Date: 29/04/2022

Property Type: House

Land Size: 417 sqm approx



85 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

4 3 1

Price: \$3,060,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 406 sqm approx



15 Ruskin St ELWOOD 3184 (REI)

Agent Comments

4 2 2

Price: \$2,900,000

Method: Private Sale

Date: 13/07/2022

Property Type: House (Res)

Land Size: 479 sqm approx

Account - Whitefox Real Estate | P: 96459699



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