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

Single price $700,000

Median sale price

Median price $685,000 Property Type Unit Suburb Elwood

Period - From 01/10/2023 to 30/09/2024 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	2/12 Selwyn Av ELWOOD 3184	$675,000	12/10/2024
2	2/12 Daley St ELWOOD 3184	$690,000	12/10/2024
3	5/14 King St ELSTERNWICK 3185	$685,000	14/09/2024

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: 25/11/2024 13:21

5/15 Kendall Street, Elwood Vic 3184

Nelson Alexander



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000
Median Unit Price
Year ending September 2024: $685,000

Comparable Properties



2/12 Selwyn Av ELWOOD 3184 (REI/VG)

2 1 1

Price: $675,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments



2/12 Daley St ELWOOD 3184 (REI/VG)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment

Agent Comments



5/14 King St ELSTERNWICK 3185 (REI/VG)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

propertydata .com.au

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