

2 Kendall Street, Elwood Vic 3184



 3  2  1

Rooms:
Property Type: House (Res)
Land Size: 443 sqm
Agent Comments

Indicative Selling Price
\$2,650,000

Median House Price
March quarter 2017: \$1,430,000

Elwood is dearer per SQM than Brighton and Balaclava

Comparable Properties



19b Brickwood St BRIGHTON 3186 (REI)

Agent Comments

 4  3  2

Price: \$2,600,000
Method: Private Sale
Date: 24/05/2017
Rooms: -
Property Type: Townhouse (Res)



33 Brickwood St BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$2,575,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 506 sqm



37 Blenheim St BALACLAVA 3183 (REI)

Agent Comments

 5  3  1

Price: \$2,500,000
Method: Auction Sale
Date: 30/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 465 sqm

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

Single price \$2,650,000

Median sale price

Median price \$1,430,000

House X

Suburb Elwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
19b Brickwood St BRIGHTON 3186	\$2,600,000	24/05/2017
33 Brickwood St BRIGHTON 3186	\$2,575,000	08/04/2017
37 Blenheim St BALACLAVA 3183	\$2,500,000	30/04/2017