

## 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

9/32 ORMOND ROAD ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 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

2/45 SHELLEY STREET ELWOOD VIC 3184	\$470,000	24-Apr-24
104/27-31 HERBERT STREET ST KILDA VIC 3182	\$440,000	21-Nov-23
3/21 DICKENS STREET ELWOOD VIC 3184	\$490,000	11-Nov-23

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 6 months.

This Statement of Information was prepared on: 03 May 2024

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**2/45 SHELLEY STREET ELWOOD  
 VIC 3184**

1 1 1

Sold Price

<sup>RS</sup> **\$470,000**

Sold Date **24-Apr-24**

Distance **0.33km**



**104/27-31 HERBERT STREET ST  
 KILDA VIC 3182**

1 1 1

Sold Price

**\$440,000**

Sold Date **21-Nov-23**

Distance **1.23km**



**3/21 DICKENS STREET ELWOOD  
 VIC 3184**

1 1 1

Sold Price

**\$490,000**

Sold Date **11-Nov-23**

Distance **1.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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