

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

108/35 Ormond Road, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$459,000

Median sale price

Median price \$655,000

House

Unit

X

Suburb

Elwood

Period - From 01/04/2017

to

30/06/2017

Source REIV

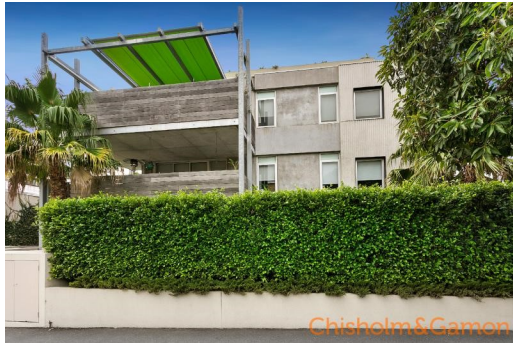
Comparable property sales (*Delete A or B below as applicable)

- 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	10/201 Ormond Rd ELWOOD 3184	\$478,000	14/07/2017
2	104/122 Ormond Rd ELWOOD 3184	\$470,000	17/05/2017
3	207/122 Ormond Rd ELWOOD 3184	\$450,000	06/03/2017

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.



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



10/201 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$478,000

Method: Private Sale

Date: 14/07/2017

Rooms: 2

Property Type: Apartment



104/122 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 17/05/2017

Rooms: 2

Property Type: Apartment



207/122 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 2

Price: \$450,000

Method: Private Sale

Date: 06/03/2017

Rooms: 2

Property Type: Apartment