

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

7/89 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$625,000

House

Unit

X

Suburb Elwood

Period - From 01/10/2018

to 31/12/2018

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	30/3 Herbert St ST KILDA 3182	\$380,000	11/11/2018
2	7/50 Ormond Rd ELWOOD 3184	\$376,000	17/10/2018
3	114/173-177 Barkly St ST KILDA 3182	\$357,500	07/02/2019

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.~~



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



30/3 Herbert St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 11/11/2018

Rooms: -

Property Type: Apartment



7/50 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$376,000

Method: Private Sale

Date: 17/10/2018

Rooms: -

Property Type: Apartment



114/173-177 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$357,500

Method: Private Sale

Date: 07/02/2019

Rooms: -

Property Type: Apartment