

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

5/43 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,265,000

Median sale price

Median price

\$1,380,000

Property Type

Townhouse

Suburb

Elwood

Period - From

05/10/2020

to

04/10/2021

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	17/9-11 Milton St ELWOOD 3184	\$1,300,000	26/06/2021
2	3/43 Ormond Rd ELWOOD 3184	\$1,270,000	21/04/2021
3	2/27 Foam St ELWOOD 3184	\$1,205,000	18/08/2021

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:

05/10/2021 22:45

5/43 Ormond Road, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$1,265,000

Median Townhouse Price

05/10/2020 - 04/10/2021: \$1,380,000



2 1 1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



17/9-11 Milton St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$1,300,000

Method: Sold Before Auction

Date: 26/06/2021

Property Type: Apartment



3/43 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$1,270,000

Method: Private Sale

Date: 21/04/2021

Property Type: Townhouse (Single)



2/27 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$1,205,000

Method: Private Sale

Date: 18/08/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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