# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7/61 Ormond Road, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	n \$590,000		&		\$620,000			
Median sale pr	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	10/02/2024	to	09/02/2025		So	ource	Property	/ Data

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/19 Avoca Av ELWOOD 3184	\$607,000	19/12/2024
2	5/48 Spray St ELWOOD 3184	\$604,000	23/10/2024
3			

OR

**B**<sup>\*</sup> 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:

10/02/2025 11:18



# Chisholm&Gamon

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ChipholmsGampt



**Property Type:** Apartment Agent Comments

Indicative Selling Price \$590,000 - \$620,000 Median Unit Price 10/02/2024 - 09/02/2025: \$660,000

# Comparable Properties



6/19 Avoca Av ELWOOD 3184 (REI/VG)



Price: \$607,000 Method: Private Sale Date: 19/12/2024 Property Type: Apartment

5/48 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

Agent Comments

Price: \$604,000 Method: Sold Before Auction Date: 23/10/2024 Property Type: Apartment

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.

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



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