

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

201/29-31 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$875,000 & \$950,000

Median sale price

Median price \$673,750 Property Type Unit Suburb Elwood

Period - From 01/01/2019 to 31/12/2019 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	101/115 Tennyson St ELWOOD 3184	\$915,000	07/09/2019
2	3/45-46 Marine Pde ST KILDA 3182	\$888,000	21/12/2019
3	3/6 John St ELWOOD 3184	\$880,000	23/11/2019

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.~~

This Statement of Information was prepared on:

03/02/2020 10:08



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$875,000 - \$950,000

Median Unit Price
Year ending December 2019: \$673,750

Comparable Properties



101/115 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$915,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 4
Property Type: Apartment



3/45-46 Marine Pde ST KILDA 3182 (REI)

Agent Comments

2 1 2

Price: \$888,000
Method: Auction Sale
Date: 21/12/2019
Property Type: Apartment



3/6 John St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$880,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 4
Property Type: Apartment