

RT Edgar

STATEMENT OF INFORMATION

19 December 2017

Property offered for sale

1/27 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$665,000 House Unit X Suburb Elwood

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Elwood estate agent and James Meldrum consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 5/311 Carlisle St, St Kilda 3183	\$688,500	09/12/2017
2 7/199 Ormond Rd, Elwood 3182	\$675,000	09/12/2017
3 9/41 Nepean Hwy, Elsterniwkc 3185	\$660,000	02/12/2017