

Daniel Svak 03 9531 1245 0400 298 923

Statement of Information

dsvak@chisholmgamon.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	ty offered	l for sale
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Address	202/122 Ormond Road, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$525,000
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Median sale price

Median price	\$715,500	Hou	ISE	Unit	Х	Suburb	Elwood
Period - From	01/10/2017	to	31/12/2017		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	103/356 Barkly St ELWOOD 3184	\$540,000	01/11/2017
2	13/6 Pine Av ELWOOD 3184	\$535,000	10/02/2018
3	7/25 Clarke St ELWOOD 3184	\$507,500	24/02/2018

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:

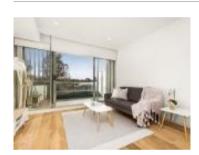
Property Type: Apartment Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$525,000 Median Unit Price December quarter 2017: \$715,500

Comparable Properties



103/356 Barkly St ELWOOD 3184 (REI/VG)

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Price: \$540,000 **Method:** Private Sale **Date:** 01/11/2017

Rooms: 2

Property Type: Apartment

Agent Comments



13/6 Pine Av ELWOOD 3184 (REI)

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Agent Comments

Price: \$535,000 Method: Private Sale Date: 10/02/2018 Rooms: 2

Property Type: Apartment



7/25 Clarke St ELWOOD 3184 (REI)

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(2) -

Price: \$507,500 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: Apartment

Agent Comments





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

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