

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

15/201 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$855,000

Median sale price

Median price

\$702,250

Property Type

Unit

Suburb

Elwood

Period - From

15/06/2019

to

14/06/2020

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	11/363 New St BRIGHTON 3186	\$880,000	16/05/2020
2	8/21a Broadway ELWOOD 3184	\$868,000	02/05/2020
3	2/48 Lyndon St RIPPONLEA 3185	\$861,000	19/05/2020

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:

15/06/2020 13:38



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$855,000

Median Unit Price
 15/06/2019 - 14/06/2020: \$702,250

Comparable Properties



11/363 New St BRIGHTON 3186 (REI)

Agent Comments

2
 1
 2

Price: \$880,000
Method: Private Sale
Date: 16/05/2020
Property Type: Apartment



8/21a Broadway ELWOOD 3184 (REI)

Agent Comments

2
 2
 1

Price: \$868,000
Method: Private Sale
Date: 02/05/2020
Rooms: 4
Property Type: Townhouse (Res)



2/48 Lyndon St RIPPONLEA 3185 (REI)

Agent Comments

2
 1
 1

Price: \$861,000
Method: Private Sale
Date: 19/05/2020
Rooms: 3
Property Type: Townhouse (Res)