

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

18/125 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$722,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2021

to

31/03/2022

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	4/5 Alfriston St ELWOOD 3184	\$707,500	30/04/2022
2	8/48 Spray St ELWOOD 3184	\$710,000	23/04/2022
3	13/15 Milton St ELWOOD 3184	\$715,000	02/04/2022

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:

27/06/2022 09:24

18/125 Ormond Road, Elwood Vic 3184

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$699,000
Median Unit Price
Year ending March 2022: \$722,000

Comparable Properties



4/5 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$707,500
Method: Auction Sale
Date: 30/04/2022
Property Type: Apartment



8/48 Spray St ELWOOD 3184 (REI)

Agent Comments

2 1 2

Price: \$710,000
Method: Auction Sale
Date: 23/04/2022
Property Type: Apartment



13/15 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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