



woodards  
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## 10/71 Ormond Road, Elwood

### Additional information

Apartment size: 110sqm (approx.)

Designed by renowned Australian architect J. Esmond Dorney

Very close proximity to Elwood Village and Elwood Beach  
Both spacious bedrooms promise built in robe storage  
Renovated kitchen/meals zone delivers Caesarstone benchtops, an island bench for meals and quality stainless steel appliances including a new Franke oven  
Dedicated entry which offer decorative pillars, just one of the beautiful architectural features of this apartment  
Stylishly modern bathroom also has laundry facilities  
Extremely generous central living and dining zone  
Exquisite ceiling cornices  
Diamond leadlight windows  
Charming balcony  
Modern gas fireplace  
Recently installed reverse cycle heating and cooling  
Sublime timber floors  
Picturesque communal gardens

### Close proximity to

#### Schools

Elwood Primary School – zoned 1.2km

Elwood College – zoned 550m

**St Michael's Grammar School 3.6km**

Caulfield Grammar School 2.9km

**Shelford Girl's Grammar School 3.7km**

#### Shops

Elwood Village 400m

Elsternwick Village 2km

Acland Court Shopping Centre 2.2km

#### Parks & Amenities

Elsternwick Park 1.4km

Elwood Beach 600m

Caulfield Hospital 4km

Caulfield Racecourse 5.2km

Elwood Park & Foreshore Reserve 750m

#### Transport

Elsternwick Train Station 1.8km

Bus 600 Southland SC to St Kilda Station

Bus 606 Elsternwick Station – **Fishermen's Bend**

Bus 922/923 Southland SC to St Kilda Station

### Rental Estimate

\$500 - \$525 per week based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Settlement

90/120 days or any other such terms that have been agreed to in writing by the vendor prior to auction



**Mark Johnstone**  
0417 377 916



**Julian Badenach**  
0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# 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

71 Ormond Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$860,000

### Median sale price

Median price \$675,000 Property Type Unit Suburb Elwood

Period - From 01/07/2020 to 30/06/2021 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	7/38 Mitford St ELWOOD 3184	\$855,000	10/07/2021
2	3/57 Ormond Esp ELWOOD 3184	\$850,000	28/05/2021
3	3/3 Southey Ct ELWOOD 3184	\$830,000	08/05/2021

**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:

29/07/2021 17:04



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$800,000 - \$860,000

**Median Unit Price**

Year ending June 2021: \$675,000

## Comparable Properties



**7/38 Mitford St ELWOOD 3184 (REI)**

Agent Comments

 2  1  -

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Rooms:** 4

**Property Type:** Apartment



**3/57 Ormond Esp ELWOOD 3184 (REI)**

Agent Comments

 2  1  1

**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 28/05/2021

**Property Type:** Apartment



**3/3 Southey Ct ELWOOD 3184 (REI)**

Agent Comments

 2  1  -

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment

## Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

***When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.***

### What are the primary purposes?

**They are:** to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

### What are the secondary purposes?

**They are** to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

### If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

### How do I contact you about my about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

### If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

### Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

### What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.