

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

4/201 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$658,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2020

to

31/12/2020

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	101/12-14 Dickens St ELWOOD 3184	\$500,000	20/03/2021
2	25/568 New St BRIGHTON 3186	\$489,000	31/12/2020
3	210/17 Gordon St ELSTERNWICK 3185	\$470,000	16/11/2020

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:

12/04/2021 10:43

4/201 Ormond Road, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

03 9531 1245

0403 193 007

andrew@chisholmgamon.com.au

Indicative Selling Price

\$499,000

Median Unit Price

December quarter 2020: \$658,000



 1  1  1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



101/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$500,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment



25/568 New St BRIGHTON 3186 (REI/VG)

Agent Comments

 1  1  1

Price: \$489,000

Method: Private Sale

Date: 31/12/2020

Property Type: Apartment



210/17 Gordon St ELSTERNWICK 3185
(REI/VG)

Agent Comments

 1  1  1

Price: \$470,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment

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