

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

203/138-140 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2019

to

31/12/2019

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	G03/356 Barkly St, Elwood, Vic 3184, Australia	\$589,000	07/02/2020
2	6/521 St Kilda St ELWOOD 3184	\$585,000	06/03/2020
3	3/19 Gourlay St BALACLAVA 3183	\$545,000	01/12/2019

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:

25/03/2020 14:43

203/138-140 Ormond Road, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

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Indicative Selling Price

\$575,000

Median Unit Price

December quarter 2019: \$680,000



1 1 1

Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Comparable Properties

G03/356 Barkly St, Elwood, Vic 3184, Australia (REI) Agent Comments

1 1 1

Price: \$589,000

Method:

Date: 07/02/2020

Property Type: Apartment



6/521 St Kilda St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$585,000

Method: Private Sale

Date: 06/03/2020

Property Type: Apartment



3/19 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$545,000

Method: Auction Sale

Date: 01/12/2019

Rooms: 3

Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.