

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 302/138 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 04/06/2023 to 03/06/2024 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	7/45 Foam St ELWOOD 3184	\$560,000	01/04/2024
2	107/2 Kingsley St ELWOOD 3184	\$560,000	16/05/2024
3	22/5 Dickens St ELWOOD 3184	\$551,000	06/05/2024

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: 04/06/2024 11:59



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

04/06/2023 - 03/06/2024: \$680,000

Comparable Properties



7/45 Foam St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 01/04/2024

Property Type: Apartment



107/2 Kingsley St ELWOOD 3184 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 16/05/2024

Property Type: Apartment



22/5 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$551,000

Method: Private Sale

Date: 06/05/2024

Property Type: Apartment