

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

G05/35 Ormond Road, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$560,000

Median sale price

Median price \$655,000

House

Unit

X

Suburb

Elwood

Period - From 01/04/2017

to

30/06/2017

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	G07/2 Kingsley St ELWOOD 3184	\$570,000	21/02/2017
2	G02/356 Barkly St ELWOOD 3184	\$539,500	04/07/2017
3	G01/356 Barkly St ELWOOD 3184	\$521,500	25/05/2017

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.



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Rooms:**Property Type:** Apartment**Land Size:** 82 sqm approx**Agent Comments**

Internal size approx. 56sqm. Courtyard size approx. 26sqm

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

June quarter 2017: \$655,000

Comparable Properties

**G07/2 Kingsley St ELWOOD 3184 (REI/VG)**

Agent Comments

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Price: \$570,000**Method:** Sold Before Auction**Date:** 21/02/2017**Rooms:** 2**Property Type:** House (Res)**G02/356 Barkly St ELWOOD 3184 (REI)**

Agent Comments

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Price: \$539,500**Method:** Private Sale**Date:** 04/07/2017**Rooms:** 2**Property Type:** Apartment**G01/356 Barkly St ELWOOD 3184 (REI/VG)**

Agent Comments

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Price: \$521,500**Method:** Private Sale**Date:** 25/05/2017**Rooms:** 2**Property Type:** Apartment