# hockingstuart

#### Statement of Information

Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

## 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

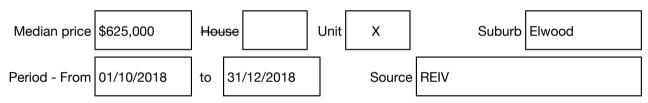
12/40 Ormond Road, Elwood Vic 3184

#### Indicative selling price

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

Single price \$365,000

#### Median sale price



#### 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	7/50 Ormond Rd ELWOOD 3184	\$376,000	17/10/2018
2	1/88 Grosvenor St BALACLAVA 3183	\$360,000	03/12/2018
3	4/17 Dickens St ELWOOD 3184	\$352,500	22/01/2019

#### 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.

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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.

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Rooms: Property Type: Apartment Agent Comments Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

> Indicative Selling Price \$365,000 Median Unit Price December quarter 2018: \$625,000

### **Comparable Properties**



7/50 Ormond Rd ELWOOD 3184 (REI/VG)



Price: \$376,000 Method: Private Sale Date: 17/10/2018 Rooms: -Property Type: Apartment



1/88 Grosvenor St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$360,000 Method: Sold After Auction Date: 03/12/2018 Rooms: 2 Property Type: Apartment Land Size: 510 sqm approx



4/17 Dickens St ELWOOD 3184 (REI)



Price: \$352,500 Method: Private Sale Date: 22/01/2019 Rooms: -Property Type: Apartment Agent Comments

Agent Comments

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