

## 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

102/138-140 ORMOND ROAD ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

4/58 BYRON STREET ELWOOD VIC 3184	\$505,000	30-Aug-23
5/17 GORDON STREET ELSTERNWICK VIC 3185	\$510,000	31-Oct-24
3/21 DICKENS STREET ELWOOD VIC 3184	\$490,000	11-Nov-23

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 6 months.~~

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**4/58 BYRON STREET ELWOOD VIC 3184** Sold Price **\$505,000** Sold Date **30-Aug-23**

1 1 1

Distance **0.9km**



**5/17 GORDON STREET ELSTERNWICK VIC 3185** Sold Price **\$510,000** Sold Date **31-Oct-24**

1 1 1

Distance **1.1km**



**3/21 DICKENS STREET ELWOOD VIC 3184** Sold Price **\$490,000** Sold Date **11-Nov-23**

1 1 1

Distance **1.61km**

RS = Recent sale      UN = Undisclosed Sale

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