

# 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

160 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)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,530,000

Property Type House

Suburb Elwood

Period - From 01/10/2021

to

30/09/2022

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 | 21 Byron St ELWOOD 3184        | \$1,965,000 | 08/07/2022   |
| 2 | 15 Avoca Av ELWOOD 3184        | \$1,873,000 | 10/10/2022   |
| 3 | 58 Grosvenor St BALACLAVA 3183 | \$1,825,000 | 06/08/2022   |

**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:

05/01/2023 12:12



3 1 1

**Property Type:** House  
**Land Size:** 274 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending September 2022: \$2,530,000

## Comparable Properties



**21 Byron St ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,965,000  
**Method:** Private Sale  
**Date:** 08/07/2022  
**Property Type:** House  
**Land Size:** 305 sqm approx



**15 Avoca Av ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,873,000  
**Method:** Private Sale  
**Date:** 10/10/2022  
**Property Type:** House  
**Land Size:** 353 sqm approx



**58 Grosvenor St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,825,000  
**Method:** Auction Sale  
**Date:** 06/08/2022  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx