Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	19/125 Ormond Road, Elwood Vic 3184
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$630,	000 Pro	perty Type	Unit]	Suburb	Elwood
Period - From 01/07	/2020 to	30/09/2020	S	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	409/78 Inkerman St ST KILDA 3182	\$486,200	05/10/2020
2	208/2 Kingsley St ELWOOD 3184	\$485,000	28/06/2020
3	210/17 Gordon St ELSTERNWICK 3185	\$470,000	16/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	04/12/2020 14:34







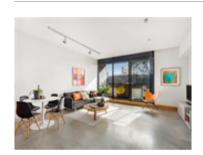
Property Type: Flat Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$475,000 Median Unit Price September quarter 2020: \$630,000

Comparable Properties



409/78 Inkerman St ST KILDA 3182 (REI/VG)

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Price: \$486,200 **Method:** Private Sale **Date:** 05/10/2020

Property Type: Apartment

Agent Comments



208/2 Kingsley St ELWOOD 3184 (REI/VG)

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Price: \$485,000 Method: Private Sale Date: 28/06/2020

Property Type: Apartment

Agent Comments



210/17 Gordon St ELSTERNWICK 3185 (REI)

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Price: \$470,000 Method: Private Sale Date: 16/11/2020

Property Type: Apartment

Agent Comments



