#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	27/125 Ormond Road, Elwood Vic 3184
Including suburb and	,
postcode	27/125 Ormond Road, Elwood Vic 3184
•	

#### Indicative selling price

Property offered for sale

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

Single price \$777,500

#### Median sale price

Median price	\$680,000	Pro	perty Type Uni	t		Suburb	Elwood
Period - From	18/06/2023	to	17/06/2024	So	urce	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 sixmonths 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	101/50 Southey St ELWOOD 3184	\$775,000	30/04/2024
2			
3			

#### 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:	18/06/2024 09:27







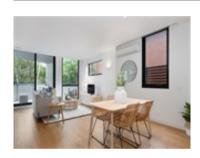
**Agent Comments** 

### Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

**Indicative Selling Price** \$777,500 **Median Unit Price** 18/06/2023 - 17/06/2024: \$680,000

## Comparable Properties



101/50 Southey St ELWOOD 3184 (REI/VG)

**-**2

Agent Comments

Price: \$775,000 Method: Private Sale Date: 30/04/2024

Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



