

# 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  
Including suburb or  
locality and postcode

202/138 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 \$520,000 & \$570,000

### Median sale price

Median price \$671,500 Property Type Unit Suburb Elwood

Period - From 01/01/2020 to 31/12/2020 Source 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	Price	Date of sale
1	203/138-140 Ormond Rd ELWOOD 3184	\$565,000	15/04/2020
2	2/10 Scott St ELWOOD 3184	\$550,000	07/10/2020
3	204/12-14 Dickens St ELWOOD 3184	\$525,000	29/04/2020

**OR**

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

This Statement of Information was prepared on:

08/04/2021 11:28



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

Year ending December 2020: \$671,500

## Comparable Properties



**203/138-140 Ormond Rd ELWOOD 3184 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 15/04/2020

**Rooms:** 2

**Property Type:** Apartment



**2/10 Scott St ELWOOD 3184 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 07/10/2020

**Property Type:** Apartment



**204/12-14 Dickens St ELWOOD 3184 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 29/04/2020

**Property Type:** Apartment