## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 7/61 Ormond Road, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$630,000					
Median sale pi	rice									
Median price	\$667,500	Pro	operty Type	Unit			Suburb	Elwood		
Period - From	15/01/2024	to	14/01/2025		So	urce	Property	y Data		

#### 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.

Add	dress of comparable property	Price	Date of sale
1	6/19 Avoca Av ELWOOD 3184	\$607,000	19/12/2024
2	3/59 Ormond Rd ELWOOD 3184	\$650,000	24/11/2024
3	5/48 Spray St ELWOOD 3184	\$604,000	23/10/2024

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:

15/01/2025 14:35



## Chisholm&Gamon

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



Property Type: Apartment Agent Comments

**Indicative Selling Price** \$600,000 - \$630,000 **Median Unit Price** 15/01/2024 - 14/01/2025: \$667,500

# **Comparable Properties**



6/19 Avoca Av ELWOOD 3184 (REI) L-m



Price: \$607,000 Method: Private Sale Date: 19/12/2024 Property Type: Apartment

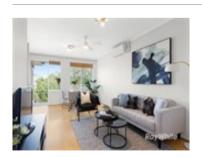
3/59 Ormond Rd ELWOOD 3184 (REI) 1 2

Agent Comments

Agent Comments

Price: \$650,000 Method: Private Sale Date: 24/11/2024

Property Type: Apartment



5/48 Spray St ELWOOD 3184 (REI/VG) 6 2 1 1 •

Agent Comments

Price: \$604,000 Method: Sold Before Auction Date: 23/10/2024 Property Type: Apartment

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



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