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	6/59 ORMOND ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$590,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$667,000	Property type	Unit	Suburb	Elwood
Period-from	01 Apr 2022	to	31 Mar 2023	Source	Corelogic

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 6 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
3/101 SPRAY STREET ELWOOD VIC 3184	-	22-Feb-23
6/49 RUSKIN STREET ELWOOD VIC 3184	$625,000	10-Nov-22
3/113 ADDISON STREET ELWOOD VIC 3184	$621,000	15-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 11 April 2023

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3/101 SPRAY STREET ELWOOD VIC 3184

2 1 1

Sold Price RS UN -

Sold Date **22-Feb-23**

Distance **0.05km**



6/49 RUSKIN STREET ELWOOD VIC 3184

2 1 1

Sold Price **$625,000**

Sold Date **10-Nov-22**

Distance **0.79km**



3/113 ADDISON STREET ELWOOD VIC 3184

2 1 1

Sold Price **$621,000**

Sold Date **15-Dec-22**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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