

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

309/95 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2022

to

31/12/2022

Source

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 six 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	15/24-26 Milton St ELWOOD 3184	\$508,000	03/12/2022
2	112/2 Kingsley St ELWOOD 3184	\$507,000	04/12/2022
3	8/356 Barkly St ELWOOD 3184	\$500,000	24/11/2022

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:

21/03/2023 11:28



1
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Property Type: Strata Unit/Flat

Agent Comments

Approx 50sqm internally. Approx 11sqm balcony

Indicative Selling Price

\$480,000

Median Unit Price

December quarter 2022: \$640,000

Comparable Properties



15/24-26 Milton St ELWOOD 3184 (REI)

Agent Comments

1
 1
 1

Price: \$508,000

Method: Sold Before Auction

Date: 03/12/2022

Property Type: Apartment



112/2 Kingsley St ELWOOD 3184 (REI/VG)

Agent Comments

1
 1
 1

Price: \$507,000

Method: Private Sale

Date: 04/12/2022

Rooms: 2

Property Type: Apartment



8/356 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

1
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 1

Price: \$500,000

Method: Private Sale

Date: 24/11/2022

Property Type: Apartment