

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

12/40 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$667,500 Property Type Unit Suburb Elwood

Period - From 24/09/2023 to 23/09/2024 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	5/4 Dickens St ELWOOD 3184	\$365,000	25/06/2024
2	11/65 Ormond Rd ELWOOD 3184	\$350,000	24/06/2024
3	13/18 Scott St ELWOOD 3184	\$385,000	14/05/2024

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:

24/09/2024 14:40



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

24/09/2023 - 23/09/2024: \$667,500

Comparable Properties



5/4 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 25/06/2024

Property Type: Unit



11/65 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 24/06/2024

Property Type: Unit



13/18 Scott St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 14/05/2024

Property Type: Apartment