# 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$350,000		&		\$380,000			
Median sale p	rice							
Median price	\$667,500	Pro	operty Type	Unit			Suburb	Elwood
Period - From	24/09/2023	to	23/09/2024		So	urce	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.

Ade	dress 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

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> **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)

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

1



Price: \$365,000 Method: Private Sale Date: 25/06/2024 Property Type: Unit

Agent Comments



Price: \$350,000 Method: Private Sale Date: 24/06/2024 Property Type: Unit

1

13/18 Scott St ELWOOD 3184 (REI/VG) **•–** 1

Price: \$385.000 Method: Private Sale Date: 14/05/2024 Property Type: Apartment Agent Comments

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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