

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

10/201 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2020

to

30 Sep 2021

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

11/201 Ormond Road Elwood VIC 3184	\$455,000	27-Mar-21
4/201 Ormond Road Elwood VIC 3184	\$475,000	28-May-21

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: 06 October 2021



11/201 Ormond Road Elwood VIC 3184

Sold Price

\$455,000

Sold Date

27-Mar-21

1

1

1

Distance

-



4/201 Ormond Road Elwood VIC 3184

Sold Price

\$475,000

Sold Date

28-May-21

1

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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