

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

G03/29-31 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2021

to

31 Dec 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

5/43 Ormond Road Elwood VIC 3184	\$1,265,000	05-Oct-21
2/27 Dickens Street Elwood VIC 3184	\$1,204,000	09-Nov-21
2/16-20 Milton Street Elwood VIC 3184	\$1,110,000	22-Aug-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: 28 January 2022



5/43 Ormond Road Elwood VIC 3184

Sold Price

\$1,265,000

Sold Date

05-Oct-21

2

1

1

Distance

0.06km



2/27 Dickens Street Elwood VIC 3184

Sold Price

\$1,204,000

Sold Date

09-Nov-21

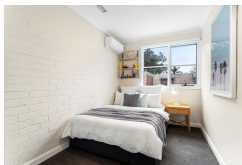
2

1

1

Distance

1.13km



2/16-20 Milton Street Elwood VIC 3184

Sold Price

\$1,110,000

Sold Date

22-Aug-21

2

1

1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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