

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

210/95-103 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2022

to

30 Apr 2023

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

26/568 NEW STREET BRIGHTON VIC 3186	\$690,000	07-Nov-22
12/457 ST KILDA STREET ELWOOD VIC 3184	\$690,000	05-Feb-23
7/19 TIUNA GROVE ELWOOD VIC 3184	\$650,000	14-Mar-23

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: 24 May 2023

Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



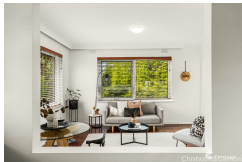
**26/568 NEW STREET BRIGHTON
VIC 3186**

Sold Price

\$690,000 Sold Date **07-Nov-22**

2 2 2

Distance **0.83km**



12/457 ST KILDA STREET ELWOOD VIC 3184

Sold Price

Sold Date **05-Feb-23**

2 1 1

Distance **0.48km**



7/19 TIUNA GROVE ELWOOD VIC 3184

Sold Price

\$650,000 Sold Date **14-Mar-23**

2 1 1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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