

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

7/38 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$767,750

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2021

to

31/12/2021

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	4/91 Ormond Rd ELWOOD 3184	\$480,000	03/12/2021
2	109/122 Ormond Rd ELWOOD 3184	\$440,000	02/02/2022
3	5/91 Ormond Esp ELWOOD 3184	\$420,000	03/01/2022

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:

28/02/2022 12:26



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$465,000

Median Unit Price

December quarter 2021: \$767,750

Comparable Properties



4/91 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$480,000

Method: Sold Before Auction

Date: 03/12/2021

Property Type: Unit



109/122 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 02/02/2022

Property Type: Apartment



5/91 Ormond Esp ELWOOD 3184 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 03/01/2022

Property Type: Apartment

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