

RT Edgar

STATEMENT OF INFORMATION

3 October 2019

Property offered for sale

5/61 Ormond Road, Elwood VIC 3184

Indicative selling price

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

Range
between \$580,000 & \$620,000

Median sale price

Median price \$640,000 House Unit X Suburb Elwood

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Caulfield estate agent and Anders Simon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/141 Glen Huntly Road, Elwood VIC 3184	\$634,000	07/09/2019
2 18/11 The Avenue, Balaclava VIC 3183	\$642,000	31/08/2019
3 1/8 Docker Street, Elwood VIC 3184	\$600,000	16/07/2019