Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/59 Ormond Road, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$690,750	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9/15 Milton St ELWOOD 3184	\$680,000	15/06/2024
2	7/44 Wave St ELWOOD 3184	\$680,000	22/05/2024
3	11/26 Beach Av ELWOOD 3184	\$655,000	29/04/2024

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:

27/08/2024 13:52



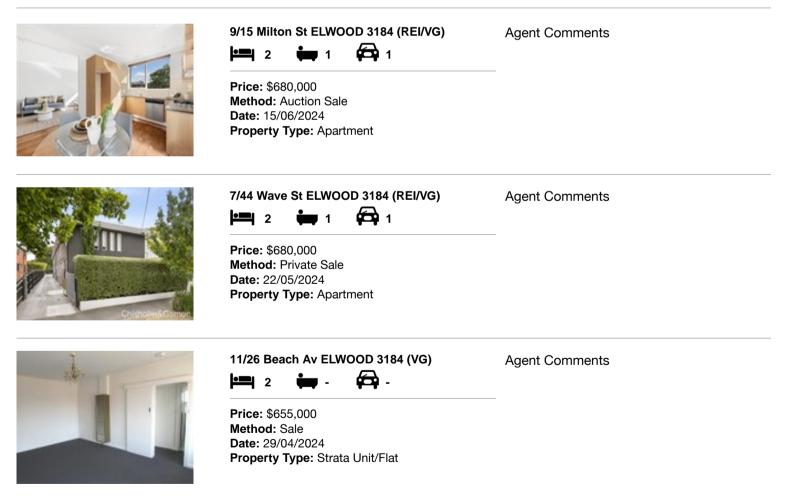




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2024: \$690,750

Comparable Properties



Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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