

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

3/59 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$690,750 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/06/2024 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 | 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



9/15 Milton St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Apartment



7/44 Wave St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 22/05/2024

Property Type: Apartment



11/26 Beach Av ELWOOD 3184 (VG)

Agent Comments



Price: \$655,000

Method: Sale

Date: 29/04/2024

Property Type: Strata Unit/Flat

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