

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/61 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$671,500 Property Type Unit Suburb Elwood

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	7/167 Fitzroy St ST KILDA 3182	\$650,000	12/11/2020
2	7/28 Docker St ELWOOD 3184	\$650,000	15/05/2020
3	4/26 Ruskin St ELWOOD 3184	\$648,000	27/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

03/02/2021 12:38



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending December 2020: \$671,500

Comparable Properties



7/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 12/11/2020

Property Type: Apartment



7/28 Docker St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 15/05/2020

Property Type: Apartment



4/26 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$648,000

Method: Private Sale

Date: 27/11/2020

Property Type: Apartment