

RT Edgar

STATEMENT OF INFORMATION

26 September 2018

Property offered for sale

101/29-31 Ormond Road, Elwood 3184

Indicative selling price

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

Range
between \$850,000 & \$900,000

Median sale price

Median price	\$667,000	House	Unit	X	Suburb	Elwood
Period - From	26/09/2017	to	26/09/2018	Source	Propertydata.com.au	

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 Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 305/62-63 Broadway, Elwood	\$930,000	24/07/2018
2 2/15 Hennessy Avenue, Elwood	\$888,000	11/08/2018
3 G09/356 Barkly Street, Elwood	\$880,000	13/08/2018