

# 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

107/29-31 Ormond Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$733,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2021

to

30/09/2021

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	1/25a Foam St ELWOOD 3184	\$950,000	18/12/2021
2	3/12 Blessington St ST KILDA 3182	\$943,500	11/12/2021
3	1/17 Pine Av ELWOOD 3184	\$917,500	31/10/2021

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:

13/01/2022 21:51

107/29-31 Ormond Road, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

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**Indicative Selling Price**

\$900,000 - \$950,000

**Median Unit Price**

September quarter 2021: \$733,000



 2  2  1

**Property Type:** Apartment

**Agent Comments**

plus storage cage

## Comparable Properties



**1/25a Foam St ELWOOD 3184 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** Apartment



**3/12 Blessington St ST KILDA 3182 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$943,500

**Method:** Private Sale

**Date:** 11/12/2021

**Property Type:** Apartment



**1/17 Pine Av ELWOOD 3184 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$917,500

**Method:** Sold Before Auction

**Date:** 31/10/2021

**Property Type:** Unit

**Account** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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