

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 212/95 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$715,500 House Unit X Suburb Elwood

Period - From 01/10/2017 to 31/12/2017 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	3/30 Selwyn Av ELWOOD 3184	\$567,500	17/02/2018
2	103/356 Barkly St ELWOOD 3184	\$540,000	01/11/2017
3	13/6 Pine Av ELWOOD 3184	\$535,000	10/02/2018

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.~~



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$580,000

Median Unit Price
 December quarter 2017: \$715,500

Comparable Properties



3/30 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

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Price: \$567,500
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Apartment



103/356 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$540,000
Method: Private Sale
Date: 01/11/2017
Rooms: 2
Property Type: Apartment



13/6 Pine Av ELWOOD 3184 (REI)

Agent Comments

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Price: \$535,000
Method: Private Sale
Date: 10/02/2018
Rooms: 2
Property Type: Apartment