

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 9/91 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 01/10/2019 to 31/12/2019 Source REIV

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

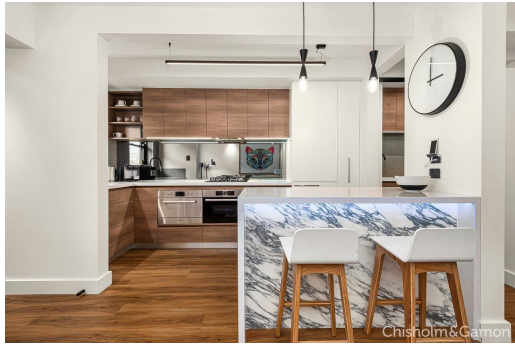
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/145-147 Ormond Rd ELWOOD 3184	\$502,000	09/12/2019
2	14/131 Glen Huntly Rd ELWOOD 3184	\$475,000	22/10/2019
3	6/54 Tennyson St ELWOOD 3184	\$470,000	09/10/2019

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: 17/02/2020 16:11



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
December quarter 2019: \$680,000

Comparable Properties



2/145-147 Ormond Rd ELWOOD 3184 (REI) Agent Comments

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Price: \$502,000
Method: Sold Before Auction
Date: 09/12/2019
Property Type: Apartment



14/131 Glen Huntly Rd ELWOOD 3184 (REI/VG) Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 22/10/2019
Rooms: 4
Property Type: Apartment



6/54 Tennyson St ELWOOD 3184 (REI/VG) Agent Comments

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Price: \$470,000
Method: Sold Before Auction
Date: 09/10/2019
Rooms: 2
Property Type: Apartment