

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

17/40 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2024

to 30/06/2024

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	11/65 Ormond Rd ELWOOD 3184	\$350,000	24/06/2024
2	12/18 Scott St ELWOOD 3184	\$345,000	20/04/2024
3	12/25 Foam St ELWOOD 3184	\$322,500	27/02/2024

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:

26/08/2024 16:18



1
 1
 1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

June quarter 2024: \$700,000

Comparable Properties



11/65 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1
 1
 -

Price: \$350,000

Method: Private Sale

Date: 24/06/2024

Property Type: Unit



12/18 Scott St ELWOOD 3184 (REI/VG)

Agent Comments

1
 1
 1

Price: \$345,000

Method: Private Sale

Date: 20/04/2024

Property Type: Apartment



12/25 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

1
 1
 1

Price: \$322,500

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000