## 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

1/201 Ormond Road, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,050,000		&		\$1,150,000				
Median sale price									
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/99 Tennyson St ELWOOD 3184	\$1,230,000	13/12/2023
2	2d Bothwell St BALACLAVA 3183	\$1,120,000	15/12/2023
3	203/29 Foam St ELWOOD 3184	\$1,100,000	04/12/2023

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.

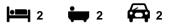
This Statement of Information was prepared on:

23/04/2024 14:07









Property Type: Apartment Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price Year ending March 2024: \$680,000

# **Comparable Properties**

3/99 Tennyson St ELWOOD 3184 (REI/VG) 2 2 2 2 Price: \$1,230,000 Method: Auction Sale Date: 13/12/2023 Property Type: Townhouse (Res)	Agent Comments Townhouse
2d Bothwell St BALACLAVA 3183 (REI/VG) 3 2 2 1 Price: \$1,120,000 Method: Private Sale Date: 15/12/2023 Property Type: House Land Size: 85 sqm approx	Agent Comments
203/29 Foam St ELWOOD 3184 (REI/VG) 2 2 2 2 1 Price: \$1,100,000 Method: Private Sale Date: 04/12/2023 Property Type: Apartment	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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