

# 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

11/169 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)

Single price \$395,000

### Median sale price

Median price \$639,000

Property Type Unit

Suburb Elwood

Period - From 01/01/2024

to 31/03/2024

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	3/24 Scott St ELWOOD 3184	\$410,000	27/02/2024
2	3/31 Docker St ELWOOD 3184	\$400,000	13/02/2024
3	13/18 Scott St ELWOOD 3184	\$385,000	14/05/2024

**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:

11/06/2024 14:39



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$395,000

**Median Unit Price**

March quarter 2024: \$639,000

## Comparable Properties



**3/24 Scott St ELWOOD 3184 (REI/VG)**

**Agent Comments**



**Price:** \$410,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** Apartment



**3/31 Docker St ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$400,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** Apartment



**13/18 Scott St ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$385,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** Apartment