# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/173 Ormond Road, Elwood Vic 3184

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,775,000		&		\$1,875,000			
Median sale p	rice							
Median price	\$2,550,000	Pro	operty Type	Hou	ISE		Suburb	Elwood
Period - From	01/07/2022	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	3/6 Alfriston St ELWOOD 3184	\$1,870,000	03/04/2023
2	1/35-37 John St ELWOOD 3184	\$1,766,000	19/06/2023
3	4/120 Mitford St ELWOOD 3184	\$1,761,000	25/03/2023

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:

18/08/2023 12:21



# Chisholm&Gamon

**Comparable Properties** 



**Property Type:** Townhouse Agent Comments

# Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Indicative Selling Price \$1,775,000 - \$1,875,000 Median House Price Year ending June 2023: \$2,550,000

3/6 Alfriston St ELWOOD 3184 (VG)



Price: \$1,870,000 Method: Sale Date: 03/04/2023 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



Agent Comments

Agent Comments

Agent Comments



Price: \$1,766,000 Method: Sold Before Auction Date: 19/06/2023 Property Type: House (Res)

4/120 Mitford St ELWOOD 3184 (REI/VG)



Price: \$1,761,000 Method: Auction Sale Date: 25/03/2023 Property Type: Townhouse (Res)

## Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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