## 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 27/125 Ormond Road, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$860,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	05/04/2023	to	04/04/2024		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	302/122 Ormond Rd ELWOOD 3184	\$850,000	21/12/2023
2	11/41-43 Spray St ELWOOD 3184	\$876,000	16/12/2023
3	304/122 Ormond Rd ELWOOD 3184	\$875,000	09/11/2023

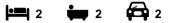
OR

**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:

05/04/2024 14:05





**Property Type:** Unit Agent Comments

## Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$800,000 - \$860,000 Median Unit Price 05/04/2023 - 04/04/2024: \$680,000

# **Comparable Properties**

302/122 Ormond Rd ELWOOD 3184 (REI/VG) Agent Comments



Price: \$850,000 Method: Private Sale Date: 21/12/2023 Property Type: Apartment



11/41-43 Spray St ELWOOD 3184 (REI)

Agent Comments



Price: \$876,000 Method: Auction Sale Date: 16/12/2023 Property Type: Apartment

304/122 Ormond Rd ELWOOD 3184 (REI/VG) Agent Comments



Price: \$875,000 Method: Sold Before Auction Date: 09/11/2023 Property Type: Apartment

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



propertydata

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