

# 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

4/30a 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,462,000

Property Type Townhouse

Suburb Elwood

Period - From 26/03/2023

to 25/03/2024

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.

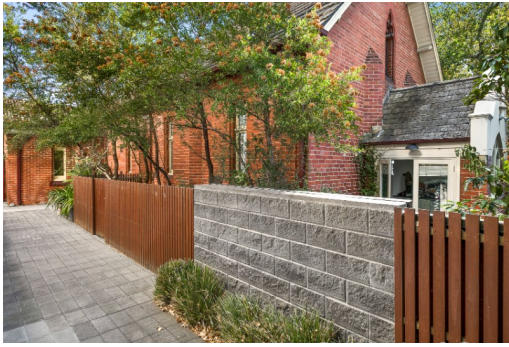
	Address of comparable property	Price	Date of sale
1	3/18a Broadway ELWOOD 3184	\$1,300,000	11/12/2023
2	80a Spray St ELWOOD 3184	\$1,270,000	30/11/2023
3	3/99 Tennyson St ELWOOD 3184	\$1,230,000	13/12/2023

**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:

26/03/2024 13:58



 2    2    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Townhouse Price**

26/03/2023 - 25/03/2024: \$1,462,000

## Comparable Properties



**3/18a Broadway ELWOOD 3184 (VG)**

Agent Comments

 2    -    -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 11/12/2023

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**80a Spray St ELWOOD 3184 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 81 sqm approx



**3/99 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments

 2    2    2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 13/12/2023

**Property Type:** Townhouse (Res)