

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 8/145 Ormond Road, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$490,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elwood

Period - From 01/04/2023 to 30/06/2023 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 | 108/122 Ormond Rd ELWOOD 3184 | \$490,000 | 15/06/2023 |
| 2 | 4/8 Docker St ELWOOD 3184 | \$481,500 | 05/05/2023 |
| 3 | 8/44 Southey St ELWOOD 3184 | \$465,000 | 28/04/2023 |

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: 20/07/2023 15:57



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
June quarter 2023: \$690,000

Comparable Properties



108/122 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$490,000
Method: Private Sale
Date: 15/06/2023
Property Type: Apartment



4/8 Docker St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$481,500
Method: Private Sale
Date: 05/05/2023
Property Type: Apartment



8/44 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 -

Price: \$465,000
Method: Private Sale
Date: 28/04/2023
Property Type: Apartment

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