

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

177 ORMOND ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,175,000

Property type

House

Suburb

Elwood

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

132A HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$850,000	23-Feb-23
15 HUNTLY STREET GLEN HUNTLY VIC 3163	\$931,000	27-Apr-24
50 UPTON ROAD WINDSOR VIC 3181	\$976,000	23-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 19 June 2024



**132A HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

3 1 1

Sold Price **\$850,000** Sold Date **23-Feb-23**

Distance **3.32km**



**15 HUNTLY STREET GLEN HUNTLY
VIC 3163**

3 1 1

Sold Price ^{RS} **\$931,000** Sold Date **27-Apr-24**

Distance **4.65km**



**50 UPTON ROAD WINDSOR VIC
3181**

3 1 1

Sold Price **\$976,000** Sold Date **23-Jan-24**

Distance **3.8km**

RS = Recent sale

UN = Undisclosed Sale

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