

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

302/35 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,500

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2023

to

31 Oct 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

G3/34 BYRON STREET ELWOOD VIC 3184	\$1,225,000	13-Sep-24
114-116 TENNYSON STREET ELWOOD VIC 3184	\$1,215,000	25-Sep-24
1/107 ADDISON STREET ELWOOD VIC 3184	\$1,200,000	23-Nov-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: 24 November 2024

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**G3/34 BYRON STREET ELWOOD
VIC 3184**

2 2 1

Sold Price **\$1,225,000** Sold Date **13-Sep-24**

Distance **0.67km**



**114-116 TENNYSON STREET
ELWOOD VIC 3184**

2 2 2

Sold Price ^{RS} **\$1,215,000** ^{UN} Sold Date **25-Sep-24**

Distance **0.73km**



**1/107 ADDISON STREET ELWOOD
VIC 3184**

3 2 -

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **23-Nov-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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