

## 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

2/87 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,380,000

&

\$1,410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,500

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2022

to

31 Mar 2023

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

5/10 WILTON GROVE ELWOOD VIC 3184	\$1,310,000	24-Dec-22
3/43 ORMOND ROAD ELWOOD VIC 3184	\$1,300,000	22-Feb-23
4/115 ADDISON STREET ELWOOD VIC 3184	\$1,350,000	19-Nov-22

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: 26 April 2023

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**5/10 WILTON GROVE ELWOOD  
VIC 3184**

3 2 1

Sold Price **\$1,310,000** Sold Date **24-Dec-22**

Distance **0.66km**



**3/43 ORMOND ROAD ELWOOD  
VIC 3184**

2 2 1

Sold Price <sup>RS</sup> **\$1,300,000** <sup>UN</sup> Sold Date **22-Feb-23**

Distance **0.3km**



**4/115 ADDISON STREET ELWOOD  
VIC 3184**

3 1 1

Sold Price **\$1,350,000** Sold Date **19-Nov-22**

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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