

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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2023

to

30 Sep 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

7/2A TIUNA GROVE ELWOOD VIC 3184	\$1,200,000	26-Apr-24
6/47 ORMOND ESPLANADE ELWOOD VIC 3184	\$1,151,000	07-Sep-24
G3/34 BYRON STREET ELWOOD VIC 3184	\$1,225,000	25-Sep-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: 26 October 2024

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7/2A TIUNA GROVE ELWOOD VIC 3184

Sold Price **\$1,200,000** Sold Date **26-Apr-24**

2 2 -

Distance **0.09km**



6/47 ORMOND ESPLANADE ELWOOD VIC 3184

Sold Price ^{RS} **\$1,151,000** ^{UN} Sold Date **07-Sep-24**

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Distance **0.37km**



6/34 BYRON STREET ELWOOD VIC 3184

Sold Price ^{RS} **\$1,225,000** Sold Date **25-Sep-24**

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Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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