

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

15/201 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Elwood

Period - From 01/07/2019 to 30/09/2019 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	4/2 Wimbledon Av ELWOOD 3184	\$915,000	05/10/2019
2	101/115 Tennyson St ELWOOD 3184	\$915,000	07/09/2019
3	3/3a Wimbledon Av ELWOOD 3184	\$900,000	14/08/2019

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:

31/10/2019 11:21



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Property Type: Unit

Land Size: 106 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

September quarter 2019: \$715,000

Comparable Properties



4/2 Wimbledon Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$915,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 3

Property Type: Apartment



101/115 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$915,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 4

Property Type: Apartment

3/3a Wimbledon Av ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$900,000

Method: Sale

Date: 14/08/2019

Property Type: Strata Unit/Flat