

# Statement of Information

## Sections 47AF of the *Estate Agents Act 1980*

*Property Offered for Sale: 102/95 Ormond Road Elwood*

### 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)

\$480,000 - \$515,000

### Median Unit Sale Price

\$610,000

### Suburb or Locality

Elwood

### Period From

July 2016 – June 2017 (Source: CoreLogic)

### Comparable property sales

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.

	<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
1	108/356 Barkly Street Elwood	\$520,000	11 <sup>th</sup> February 2017
2	3/102 Broadway Elwood	\$495,000	1 <sup>st</sup> April 2017
3	G01/356 Barkly Street Elwood	\$521,500	25 <sup>th</sup> May 2017

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.