

### Property offered for sale

Address: 301/138 Ormond Road Elwood

### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,700,000 & \$1,800,000

### Median sale price

Median price: \$715,500 Unit Suburb: Elwood  
Period - From: 01/10/2017 to 31/12/2017 Source: PDOL

### 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.



**5/34 Pine Av**  
**ELWOOD**  
Sold by Private Sale \$1,800,000  
Date Sold 06/12/2017

3 2 2



**2/100 Broadway**  
**ELWOOD**  
Sold by Private Sale \$1,900,000  
Date Sold 10/11/2017



**301/29-31 Ormond Rd**  
**ELWOOD**  
Sold by Private Sale \$1,500,000  
Date Sold 27/08/2017

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