# Chisholm&Gamon

James Bavin 03 9531 1245 0429 005 355 jbavin@chishoImgamon.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	109/164 Ormond Road, Elwood Vic 3184
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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# Median sale price

Median price	\$665,000	Hou	se	Unit	Х	Suburb	Elwood
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	2/138 Mitford St ELWOOD 3184	\$900,000	26/09/2017
2	G15/12-14 Dickens St ELWOOD 3184	\$880,000	03/06/2017
3	2/86 Martin St BRIGHTON 3186	\$858,000	14/08/2017

#### 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.





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Rooms: 3

Property Type: Apartment Land Size: 72 sqm approx

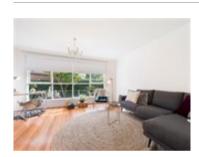
**Agent Comments** 

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**Indicative Selling Price** \$850,000 - \$900,000 **Median Unit Price** September quarter 2017: \$665,000

# Comparable Properties



2/138 Mitford St ELWOOD 3184 (REI/VG)

**-**2

Agent Comments

Price: \$900,000 Method: Private Sale Date: 26/09/2017

Rooms: -

Property Type: Villa



G15/12-14 Dickens St ELWOOD 3184 (REI)

**-**2

**Agent Comments** 

Price: \$880,000 Method: Auction Sale Date: 03/06/2017 Rooms: -

Property Type: Apartment



2/86 Martin St BRIGHTON 3186 (REI)

**-**2

Price: \$858,000 Method: Private Sale Date: 14/08/2017

Rooms: -

Property Type: Unit

**Agent Comments** 

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