

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

109/164 Ormond Road, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$900,000

Median sale price

Median price \$665,000

House

Unit

X

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.

	Address 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.



Rooms: 3

Property Type: Apartment

Land Size: 72 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 26/09/2017

Rooms: -

Property Type: Villa



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

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Apartment



2/86 Martin St BRIGHTON 3186 (REI)

Agent Comments



Price: \$858,000

Method: Private Sale

Date: 14/08/2017

Rooms: -

Property Type: Unit