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	197 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price	$2,013,000	House	X	Unit		Suburb	Elwood

Period - From	01/04/2017	to	30/06/2017	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	18 Byrne Av ELWOOD 3184	$1,631,000	27/05/2017
2	42a Carrington Gr ST KILDA EAST 3183	$1,607,000	14/05/2017
3	10 Wordsworth St ST KILDA 3182	$1,600,000	19/02/2017

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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197 Ormond Road, Elwood Vic 3184

🛏 3	🛁 1	🚗 2

Rooms:
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
June quarter 2017: $2,013,000

Comparable Properties

18 Byrne Av ELWOOD 3184 (REI/VG)

🛏 2	🛁 1	🚗 2

Price: $1,631,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 3
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

42a Carrington Gr ST KILDA EAST 3183 (REI)

🛏 3	🛁 1	🚗 1

Price: $1,607,000
Method: Auction Sale
Date: 14/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 290 sqm approx

Agent Comments

10 Wordsworth St ST KILDA 3182 (VG)

🛏 4	🛁 -	🚗 -

Price: $1,600,000
Method: Sale
Date: 19/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 224 sqm approx

Agent Comments

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