Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	2/185 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between $840,000 & $880,000

Median sale price

Median price $675,000 Property Type Unit Suburb Elwood

Period - From 01/07/2020 to 30/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/57 Ormond Esp ELWOOD 3184	$850,000	28/05/2021
2	2/86a Marine Pde ELWOOD 3184	$883,333	08/05/2021
3	4/1 Wimbledon Av ELWOOD 3184	$900,000	24/04/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02/08/2021 12:08

2/185 Ormond Road, Elwood Vic 3184



2 -

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$840,000 - $880,000
Median Unit Price
Year ending June 2021: $675,000

Comparable Properties



3/57 Ormond Esp ELWOOD 3184 (REI/VG)

2 1 1

Price: $850,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: Apartment

Agent Comments



2/86a Marine Pde ELWOOD 3184 (VG)

2 - -

Price: $883,333
Method: Sale
Date: 08/05/2021
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



4/1 Wimbledon Av ELWOOD 3184 (REI/VG)

2 1 1

Price: $900,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.