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<br>Including suburb and postcode | 3/145 Ormond Road, Elwood Vic 3184 |

## Indicative selling price

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

Range between $460,000 & $500,000

## Median sale price

Median price $725,000 Property Type Unit Suburb Elwood

Period - From 01/07/2021 to 30/06/2022 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 | 9/10 Scott St ELWOOD 3184 | $525,000 | 02/07/2022 |
| 2 | 3/54 Tennyson St ELWOOD 3184 | $477,500 | 18/06/2022 |
| 3 | 7/38 Ormond Rd ELWOOD 3184 | $460,000 | 01/04/2022 |

**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.~~

This Statement of Information was prepared on: 17/08/2022 10:12

# 3/145 Ormond Road, Elwood Vic 3184



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$460,000 - $500,000
**Median Unit Price**
Year ending June 2022: $725,000

## Comparable Properties



**9/10 Scott St ELWOOD 3184 (REI)**

1 1 1

**Price:** $525,000
**Method:** Auction Sale
**Date:** 02/07/2022
**Rooms:** 2
**Property Type:** Apartment

Agent Comments



**3/54 Tennyson St ELWOOD 3184 (REI)**

1 1 1

**Price:** $477,500
**Method:** Auction Sale
**Date:** 18/06/2022
**Property Type:** Unit

Agent Comments



**7/38 Ormond Rd ELWOOD 3184 (REI/VG)**

1 1 -

**Price:** $460,000
**Method:** Private Sale
**Date:** 01/04/2022
**Property Type:** Apartment

Agent Comments

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

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