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	204/138 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price $769,000

Median sale price

Median price $671,500 Property Type Unit Suburb Elwood

Period - From 01/01/2020 to 31/12/2020 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	5/2 Selwyn Av ELWOOD 3184	$815,000	17/02/2021
2	9/26-28 Broadway ELWOOD 3184	$765,000	20/02/2021
3	101/138 Ormond Rd ELWOOD 3184	$760,000	05/07/2020

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: 26/02/2021 12:38

204/138 Ormond Road, Elwood Vic 3184



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$769,000
Median Unit Price
Year ending December 2020: $671,500

Comparable Properties



5/2 Selwyn Av ELWOOD 3184 (REI)

2 2 1

Price: $815,000
Method: Sold Before Auction
Date: 17/02/2021
Property Type: Apartment

Agent Comments



9/26-28 Broadway ELWOOD 3184 (REI)

2 2 1

Price: $765,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Apartment

Agent Comments



101/138 Ormond Rd ELWOOD 3184 (REI/VG)

2 2 1

Price: $760,000
Method: Private Sale
Date: 05/07/2020
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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.