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	8/59 Ormond Road, Elwood VIC 3184

Indicative selling price

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

Single price $659,000

Median sale price

Median price $650,000 Property Type Unit Suburb Elwood

Period - From 14/07/2024 to 13/01/2025 Source core_logic

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

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.

Address of comparable property	Price	Date of sale
5/1 Scott Street Elwood VIC 3184	$658,000	14/12/2024
3/59 Ormond Road Elwood VIC 3184	$650,000	24/11/2024
2/12 Selwyn Avenue Elwood VIC 3184	$675,000	11/11/2024

This Statement of Information was prepared on: 14/01/2025