

# 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 107/122 Ormond Road, Elwood Vic 3184  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$440,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2020

to 30/09/2020

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	13/87 Alma Rd ST KILDA EAST 3183	\$440,000	20/07/2020
2	1/38 Spray St ELWOOD 3184	\$422,000	21/10/2020
3	16/24 Tennyson St ELWOOD 3184	\$416,000	04/08/2020

**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:

28/10/2020 11:04



1   -  

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$440,000

**Median Unit Price**  
September quarter 2020: \$630,000

## Comparable Properties



**13/87 Alma Rd ST KILDA EAST 3183 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$440,000  
**Method:** Sold Before Auction  
**Date:** 20/07/2020  
**Property Type:** Apartment



**1/38 Spray St ELWOOD 3184 (REI)**   **Agent Comments**

1   1   1

**Price:** \$422,000  
**Method:** Private Sale  
**Date:** 21/10/2020  
**Property Type:** Apartment



**16/24 Tennyson St ELWOOD 3184 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$416,000  
**Method:** Sold Before Auction  
**Date:** 04/08/2020  
**Property Type:** Apartment