

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 7/93 Ormond Road, Elwood, VIC 3184

Indicative selling price

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

Single price or range between \$310,000 & \$340,000

Median sale price

Median price \$690,750 Property type Unit Suburb Elwood
Period - From 19/09/2023 to 18/09/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 14/ 86 Ruskin St, Elwood Vic	\$340,000	03/08/2024
2 7/ 100 Glen Huntly Rd, ELWOOD Vic	\$354,000	19/07/2024
3 11/ 65 Ormond Rd, ELWOOD Vic	\$350,000	24/06/2024

This Statement of Information was prepared on: 19/09/2024

