



Rooms:
Property Type: Strata Unit/Flat
Land Size:
 Agent Comments

Indicative Selling Price
 \$475,000
Median Unit Price
 March quarter 2017: \$545,000

Comparable Properties



3/102 Broadway ELWOOD 3182 (REI)

Agent Comments



Price: \$495,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 2
Property Type: Apartment
Land Size:



207/122 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 06/03/2017
Rooms: 2
Property Type: Apartment
Land Size:



G08/356 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$491,000
Method: Private Sale
Date: 04/02/2017
Rooms: 2
Property Type: Apartment
Land Size:

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 104/122 Ormond Road, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Single price \$475,000

Median sale price

Median price \$545,000

Unit X

Suburb Elwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 3/102 Broadway ELWOOD 3182 | \$495,000 | 01/04/2017 |
| 207/122 Ormond Rd ELWOOD 3184 | \$450,000 | 06/03/2017 |
| G08/356 Barkly St ELWOOD 3184 | \$491,000 | 04/02/2017 |