

# 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

17/91 Ormond Esplanade, Elwood Vic 3184

### Indicative selling price

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

Single price

\$389,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2019

to

30/09/2019

Source

REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	8/93 Glen Huntly Rd ELWOOD 3184	\$383,500	16/08/2019
2	10/89 Ormond Rd ELWOOD 3184	\$360,000	21/10/2019
3	9/58 Byron St ELWOOD 3184	\$350,000	26/10/2019

OR

~~**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.~~

This Statement of Information was prepared on:

09/12/2019 12:04



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

**Indicative Selling Price**  
 \$389,000

**Median Unit Price**  
 September quarter 2019: \$715,000

## Comparable Properties



**8/93 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

**Agent Comments**

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**Price:** \$383,500  
**Method:** Private Sale  
**Date:** 16/08/2019  
**Rooms:** 2  
**Property Type:** Apartment



**10/89 Ormond Rd ELWOOD 3184 (VG)**

**Agent Comments**

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**Price:** \$360,000  
**Method:** Sale  
**Date:** 21/10/2019  
**Property Type:** Strata Unit/Flat



**9/58 Byron St ELWOOD 3184 (REI)**

**Agent Comments**

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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 26/10/2019  
**Rooms:** 2  
**Property Type:** Apartment