

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

3/45a Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between

\$675,000

&

\$700,000

Median sale price

Median price

\$741,667

Property Type

Unit

Suburb

Elwood

Period - From

21/03/2021

to

20/03/2022

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	1/12 Selwyn Av ELWOOD 3184	\$725,000	18/11/2021
2	2/15 Foam St ELWOOD 3184	\$657,500	25/11/2021
3	4/19 Tiuna Gr ELWOOD 3184	\$650,000	16/12/2021

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:

21/03/2022 11:37

3/45a Ormond Esplanade, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

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Indicative Selling Price

\$675,000 - \$700,000

Median Unit Price

21/03/2021 - 20/03/2022: \$741,667



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/12 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$725,000

Method: Private Sale

Date: 18/11/2021

Property Type: Apartment



2/15 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

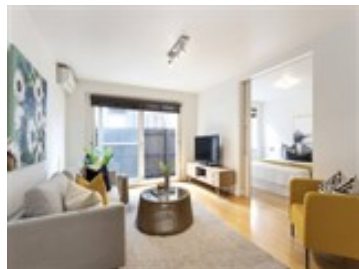
2 1 1

Price: \$657,500

Method: Private Sale

Date: 25/11/2021

Property Type: Apartment



4/19 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 16/12/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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