

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

3/19-21 ORMOND ESPLANADE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 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

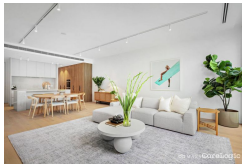
40E HEAD STREET BRIGHTON VIC 3186	\$2,430,000	19-Feb-24
38B HEAD STREET BRIGHTON VIC 3186	\$2,520,000	31-Jan-24

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 6 months.

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Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



**40E HEAD STREET BRIGHTON VIC
3186**

Sold Price

\$2,430,000

Sold Date

19-Feb-24

 3  2  2

Distance

1.36km



**38B HEAD STREET BRIGHTON VIC
3186**

Sold Price

\$2,520,000

Sold Date

31-Jan-24

 4  2  3

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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