

## 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 8/129-133 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 \$699,000

#### Median sale price

Median price \$590,000 House Unit X Suburb Elwood

Period - From 01/01/2018 to 31/03/2018 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	4/41-43 Spray St ELWOOD 3184	\$740,000	19/01/2018
2	7/95 Addison St ELWOOD 3184	\$723,000	03/03/2018
3	6/95 Tennyson St ELWOOD 3184	\$710,000	19/05/2018

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$699,000  
**Median Unit Price**  
March quarter 2018: \$590,000

## Comparable Properties



**4/41-43 Spray St ELWOOD 3184 (VG)**

**Agent Comments**

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**Price:** \$740,000  
**Method:** Sale  
**Date:** 19/01/2018  
**Rooms:** -  
**Property Type:** Subdivided Flat - Single OYO Flat



**7/95 Addison St ELWOOD 3184 (REI/VG)**

**Agent Comments**

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**Price:** \$723,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** 3  
**Property Type:** Apartment



**6/95 Tennyson St ELWOOD 3184 (REI)**

**Agent Comments**

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**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** Apartment