

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

203/51 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$679,000 Property Type Unit Suburb Elwood

Period - From 02/08/2020 to 01/08/2021 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	7/55 Ormond Esp ELWOOD 3184	\$861,500	31/07/2021
2	303/12-14 Dickens St ELWOOD 3184	\$835,000	09/06/2021
3	306/26-28 Broadway ELWOOD 3184	\$875,000	14/05/2021

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:

02/08/2021 14:03



2
 2
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$850,000 - \$880,000

Median Unit Price

02/08/2020 - 01/08/2021: \$679,000

Comparable Properties



7/55 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$861,500

Method: Auction Sale

Date: 31/07/2021

Property Type: Apartment



303/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments

2
 2
 1

Price: \$835,000

Method: Private Sale

Date: 09/06/2021

Property Type: Apartment



306/26-28 Broadway ELWOOD 3184 (REI)

Agent Comments

2
 2
 1

Price: \$875,000

Method: Sold Before Auction

Date: 14/05/2021

Property Type: Apartment