

## 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

20/129-133 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,210,000

Property type

House

Suburb

Elwood

Period-from

01 Mar 2023

to

29 Feb 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

12/129-133 ORMOND ESPLANADE ELWOOD VIC 3184	\$910,000	06-Jun-22
15/125-129 ORMOND ROAD ELWOOD VIC 3184	\$987,500	07-Apr-22
4/125-129 ORMOND ROAD ELWOOD VIC 3184	\$845,000	08-Feb-23

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.~~

This Statement of Information was prepared on: 26 March 2024



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**12/129-133 ORMOND ESPLANADE  
 ELWOOD VIC 3184**

2 2 2

Sold Price **\$910,000** Sold Date **06-Jun-22**

Distance **0km**



**15/125-129 ORMOND ROAD  
 ELWOOD VIC 3184**

2 2 2

Sold Price **\$987,500** Sold Date **07-Apr-22**

Distance **0.55km**



**4/125-129 ORMOND ROAD  
 ELWOOD VIC 3184**

2 2 2

Sold Price **\$845,000** Sold Date **08-Feb-23**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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