

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

1/91 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price \$375,000

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	10/89 Ormond Rd ELWOOD 3184	\$374,500	05/03/2018
2	8/278 Barkly St ELWOOD 3184	\$366,000	05/05/2018
3	31/169 Ormond Rd ELWOOD 3184	\$365,000	07/05/2018

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.~~

1/91 Ormond Esplanade, Elwood Vic 3184

Chisholm&Gamon

Trish Mulcahy

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Indicative Selling Price

\$375,000

Median Unit Price

March quarter 2018: \$590,000



1 1 0

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



10/89 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$374,500

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: Apartment



8/278 Barkly St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$366,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: Apartment



31/169 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$365,000

Method: Private Sale

Date: 07/05/2018

Rooms: 2

Property Type: Apartment