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

3/55 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$665,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	20/11/2023	to	19/11/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6/12 Selwyn Av ELWOOD 3184	\$660,000	21/10/2024
2	7/3 Milton St ELWOOD 3184	\$730,000	12/10/2024
3	2/12 Daley St ELWOOD 3184	\$690,000	12/10/2024

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:

20/11/2024 15:05





Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** 20/11/2023 - 19/11/2024: \$665,000

Comparable Properties

6/12 Selwyn Av ELWOOD 3184 (REI) **ند**یا 2 1 1

Price: \$660,000 Method: Private Sale Date: 21/10/2024 Property Type: Apartment Agent Comments

7/3 Milton St ELWOOD 3184 (REI/VG) 1

2

Price: \$730,000 Method: Auction Sale Date: 12/10/2024 Property Type: Apartment



2/12 Daley St ELWOOD 3184 (REI/VG) • 2 1 1

Agent Comments

Agent Comments

Price: \$690,000 Method: Auction Sale Date: 12/10/2024 Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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