

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/15 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$733,000 Property Type Unit Suburb Elwood

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	203/51 Ormond Esp ELWOOD 3184	\$865,000	28/09/2021
2	5/24 Shelley St ELWOOD 3184	\$835,000	14/10/2021
3	1/35 Docker St ELWOOD 3184	\$798,500	16/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/10/2021 16:53

3/15 Ormond Esplanade, Elwood Vic 3184

Chisholm & Gamon

Torsten Kasper

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Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

September quarter 2021: \$733,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



203/51 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

 2  2  1

Price: \$865,000

Method: Private Sale

Date: 28/09/2021

Property Type: Apartment



5/24 Shelley St ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$835,000

Method: Auction Sale

Date: 14/10/2021

Property Type: Apartment



1/35 Docker St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$798,500

Method: Auction Sale

Date: 16/10/2021

Property Type: Apartment

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



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