

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

67 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price

\$4,500,000

Median sale price

Median price

\$1,885,000

House

X

Unit

Suburb

Elwood

Period - From

01/04/2019

to

30/06/2019

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	8 Joyce St ELWOOD 3184	\$4,700,000	18/04/2019
2	7 Campbell St BRIGHTON 3186	\$4,420,000	06/06/2019
3	147 Brighton Rd ELWOOD 3184	\$4,416,500	26/03/2019

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.

67 Ormond Esplanade, Elwood Vic 3184

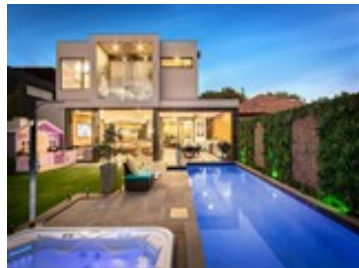


5 3 4

Rooms:
Property Type: House
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000
Median House Price
June quarter 2019: \$1,885,000

Comparable Properties



8 Joyce St ELWOOD 3184 (REI/VG)

Agent Comments

5 4 4

Price: \$4,700,000
Method: Private Sale
Date: 18/04/2019
Rooms: -
Property Type: House
Land Size: 538 sqm approx



7 Campbell St BRIGHTON 3186 (REI)

Agent Comments

4 3 3

Price: \$4,420,000
Method: Private Sale
Date: 06/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



147 Brighton Rd ELWOOD 3184 (VG)

Agent Comments

- - -

Price: \$4,416,500
Method: Sale
Date: 26/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 459 sqm approx