Chisholm&Gamon

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pr	ope	rty	offe	red	for	sal	е
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Address	9/19-21 Ormond Esplanade, Elwood Vic 3184
Including suburb and	'
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,395,000

Median sale price

Median price	\$1,820,000	Hou	ise X	Unit		Suburb	Elwood
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	3/35-37 John St ELWOOD 3184	\$1,400,000	28/10/2017
2	4/130 Tennyson St ELWOOD 3184	\$1,380,000	19/08/2017
3	23/16-20 Milton St ELWOOD 3184	\$1,310,000	12/08/2017

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.









Rooms:

Property Type: Strata Unit/Flat

Agent Comments

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Indicative Selling Price \$1,350,000 - \$1,395,000 **Median House Price** September quarter 2017: \$1,820,000

Comparable Properties



3/35-37 John St ELWOOD 3184 (REI)

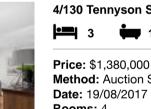
6 ≥

Agent Comments

Price: \$1,400,000 Method: Auction Sale Date: 28/10/2017

Rooms: 4

Property Type: Townhouse (Res)



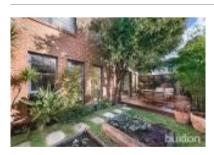
4/130 Tennyson St ELWOOD 3184 (REI)

Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



23/16-20 Milton St ELWOOD 3184 (REI)

-3

6

Price: \$1,310,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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

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