

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

9/45 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between

\$730,000

&

\$803,000

Median sale price

Median price

\$655,000

House

Unit

X

Suburb

Elwood

Period - From

01/04/2017

to

30/06/2017

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.

	Address of comparable property	Price	Date of sale
1	6/25 Mitford St ST KILDA 3182	\$786,000	06/05/2017
2	7/27a Brighton Rd ST KILDA 3182	\$746,337	31/03/2017
3	9/30 Shelley St ELWOOD 3184	\$725,000	22/03/2017

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.~~

9/45 Ormond Esplanade, Elwood Vic 3184



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$730,000 - \$803,000
Median Unit Price
June quarter 2017: \$655,000

Comparable Properties



6/25 Mitford St ST KILDA 3182 (REI)

Agent Comments

 3  2  1

Price: \$786,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: Apartment



7/27a Brighton Rd ST KILDA 3182 (REI/VG)

Agent Comments

 3  1  1

Price: \$746,337
Method: Private Sale
Date: 31/03/2017
Rooms: 4
Property Type: Apartment



9/30 Shelley St ELWOOD 3184 (REI/VG)

Agent Comments

 3  1  1

Price: \$725,000
Method: Sold Before Auction
Date: 22/03/2017
Rooms: 4
Property Type: Apartment