

# 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

105/47 Ormond Esplanade, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,125,000

### Median sale price

Median price \$694,500

Property Type Unit

Suburb Elwood

Period - From 01/10/2019

to

30/09/2020

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	301/138-140 Ormond Rd ELWOOD 3184	\$1,320,000	21/03/2020
2	G05/47 Ormond Esp ELWOOD 3184	\$1,250,000	16/11/2020
3	103/29 Foam St ELWOOD 3184	\$1,180,000	19/10/2020

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:

01/12/2020 16:18



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,125,000

**Median Unit Price**

Year ending September 2020: \$694,500

## Comparable Properties



**301/138-140 Ormond Rd ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 21/03/2020  
**Rooms:** 4  
**Property Type:** Apartment



**G05/47 Ormond Esp ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 16/11/2020  
**Property Type:** Apartment



**103/29 Foam St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 19/10/2020  
**Property Type:** Apartment