

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

12/63 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$669,500

Property Type

Unit

Suburb

Elwood

Period - From

16/04/2022

to

15/04/2023

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	1/14 Broadway ELWOOD 3184	\$820,500	01/02/2023
2	12/17 Pine Av ELWOOD 3184	\$810,000	25/02/2023
3	2/41-43 Spray St ELWOOD 3184	\$776,000	15/04/2023

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.~~

This Statement of Information was prepared on:

16/04/2023 13:08

12/63 Ormond Esplanade, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$795,000

Median Unit Price

16/04/2022 - 15/04/2023: \$669,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/14 Broadway ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$820,500

Method: Auction Sale

Date: 01/02/2023

Property Type: Apartment



12/17 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$810,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Apartment



2/41-43 Spray St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$776,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Apartment

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



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