

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

7/3 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$840,000

&

\$890,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Elwood

Period - From 19/05/2021

to

18/05/2022

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	10/3-5 Daley St ELWOOD 3184	\$900,000	30/04/2022
2	19a/45a Ormond Esp ELWOOD 3184	\$880,000	19/02/2022
3	4/57 Ormond Esp ELWOOD 3184	\$875,000	26/03/2022

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:

19/05/2022 17:10



2 1 2

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$840,000 - \$890,000

Median Unit Price

19/05/2021 - 18/05/2022: \$730,000

Comparable Properties



10/3-5 Daley St ELWOOD 3184 (REI)

Agent Comments

2 1 2

Price: \$900,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Apartment



19a/45a Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment



4/57 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$875,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Apartment