

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

8/45 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2019

to

30/06/2019

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	1/92 Mitford St ELWOOD 3184	\$772,000	31/08/2019
2	16/22 Milton St ELWOOD 3184	\$765,000	25/06/2019
3	2/8 Southey St ELWOOD 3184	\$707,500	22/09/2019

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:

18/10/2019 14:51



2 1 2

Property Type: Flat

Land Size: 88 sqm approx

Agent Comments

Comparable Properties



1/92 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$772,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Apartment



16/22 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 25/06/2019

Property Type: Apartment



2/8 Southey St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$707,500

Method: Sold Before Auction

Date: 22/09/2019

Property Type: Apartment