

## 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 8/45A 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 \$650,000 & \$690,000

#### Median sale price

Median price \$667,000 House Unit X Suburb Elwood

Period - From 01/07/2017 to 30/06/2018 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	6/95 Tennyson St ELWOOD 3184	\$710,000	19/05/2018
2	8/129-133 Ormond Esp ELWOOD 3184	\$685,000	03/06/2018
3	9/457 St Kilda St ELWOOD 3184	\$680,000	14/07/2018

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.



2   
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 1

**Rooms:****Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 1932.344 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$690,000

**Median Unit Price**

Year ending June 2018: \$667,000

## Comparable Properties

**6/95 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$710,000**Method:** Auction Sale**Date:** 19/05/2018**Rooms:** -**Property Type:** Apartment**8/129-133 Ormond Esp ELWOOD 3184 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$685,000**Method:** Private Sale**Date:** 03/06/2018**Rooms:** 3**Property Type:** Apartment**9/457 St Kilda St ELWOOD 3184 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$680,000**Method:** Auction Sale**Date:** 14/07/2018**Rooms:** -**Property Type:** Apartment