

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

302/47 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$671,500

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2020

to

31/12/2020

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 | 3/31 Pine Av ELWOOD 3184 | \$1,670,000 | 03/09/2020 |
| 2 | 17/4 Dudley St BRIGHTON 3186 | \$1,610,000 | 28/10/2020 |
| 3 | | | |

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:

25/02/2021 15:55



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000

Median Unit Price
Year ending December 2020: \$671,500

Comparable Properties

3/31 Pine Av ELWOOD 3184 (VG)

Agent Comments



Price: \$1,670,000
Method: Sale
Date: 03/09/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



17/4 Dudley St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,610,000
Method: Private Sale
Date: 28/10/2020
Property Type: Apartment

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.