

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7/5 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price

\$815,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

05/03/2020

to

04/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5h/12 Marine Pde ST KILDA 3182	\$801,500	17/12/2020
2	6/8a Dickens St ELWOOD 3184	\$815,000	14/11/2020
3	3/25a Foam St ELWOOD 3184	\$800,000	02/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/03/2021 10:30



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5h/12 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$801,500

Method: Private Sale

Date: 17/12/2020

Property Type: Apartment



6/8a Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$815,000

Method: Private Sale

Date: 14/11/2020

Property Type: Apartment



3/25a Foam St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  -

Price: \$800,000

Method: Private Sale

Date: 02/11/2020

Property Type: Apartment