## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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	7/5 Ormond Esplanade, Elwood Vic 3184
Including suburb or	
locality and postcode	

#### 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	Pro	pperty Type Un	it		Suburb	Elwood
Period - From 05/03/2020	to	04/03/2021	So	urce	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

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 comparableproperties 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











Property Type: Apartment **Agent Comments** 

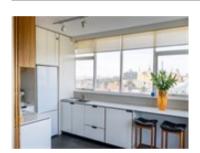
## Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

> **Indicative Selling Price** \$815,000 **Median Unit Price**

05/03/2020 - 04/03/2021: \$650,000

## Comparable Properties



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

**-** 2







Price: \$801,500 Method: Private Sale Date: 17/12/2020

Property Type: Apartment

Agent Comments



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

**--** 2







Price: \$815,000 Method: Private Sale

Date: 14/11/2020 Property Type: Apartment



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

**-**2







Price: \$800,000 Method: Private Sale Date: 02/11/2020

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 





Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748