

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

5/5 ORMOND ESPLANADE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Elwood

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

7/9 TIUNA GROVE ELWOOD VIC 3184	\$791,000	24-Mar-22
6/17-19 MILTON STREET ELWOOD VIC 3184	\$820,000	22-Mar-22
1/28 BLENHEIM STREET BALACLAVA VIC 3183	\$830,000	11-Apr-22

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 6 months.~~

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7/9 TIUNA GROVE ELWOOD VIC 3184

Sold Price

\$791,000

Sold Date **24-Mar-22**

2 1 1

Distance **0.41km**



6/17-19 MILTON STREET ELWOOD VIC 3184

Sold Price

\$820,000

Sold Date **22-Mar-22**

2 1 1

Distance **1.11km**



1/28 BLENHEIM STREET BALACLAVA VIC 3183

Sold Price

^{RS} **\$830,000** ^{UN}

Sold Date **11-Apr-22**

2 1 1

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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