

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

3/11 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$671,000

Property Type

Unit

Suburb

Elwood

Period - From

08/04/2020

to

07/04/2021

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	14/36 Brighton Rd BALACLAVA 3183	\$487,000	03/03/2021
2	1/2 Alfriston St ELWOOD 3184	\$487,000	21/10/2020
3	6/17a Milton St ELWOOD 3184	\$476,000	12/08/2020

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:

08/04/2021 17:49

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Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
08/04/2020 - 07/04/2021: \$671,000



1 Bed 1 Bath 0 Car

Rooms: 2
Property Type: Apartment
Land Size: 70 sqm approx
Agent Comments

Comparable Properties



14/36 Brighton Rd BALACLAVA 3183 (REI)

Agent Comments

2 Bed 1 Bath - Car

Price: \$487,000
Method: Sold Before Auction
Date: 03/03/2021
Property Type: Apartment



1/2 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments

2 Bed 1 Bath 1 Car

Price: \$487,000
Method: Private Sale
Date: 21/10/2020
Property Type: Apartment



6/17a Milton St ELWOOD 3184 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$476,000
Method: Sold Before Auction
Date: 12/08/2020
Property Type: Apartment