

# 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

81a Ormond Esplanade, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,053,250

Property Type House

Suburb Elwood

Period - From 01/07/2020

to

30/06/2021

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	3/20 Vautier St ELWOOD 3184	\$1,750,000	24/07/2021
2	1/1 Cowper St ST KILDA 3182	\$1,750,000	31/05/2021
3	1/10 Wilton Gr ELWOOD 3184	\$1,900,000	27/03/2021

**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:

27/07/2021 10:25

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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

Year ending June 2021: \$2,053,250



3 2 2

**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**3/20 Vautier St ELWOOD 3184 (REI)**

Agent Comments

3 2 3

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 24/07/2021

**Property Type:** Townhouse (Res)



**1/1 Cowper St ST KILDA 3182 (REI)**

Agent Comments

3 2 2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 31/05/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 145 sqm approx



**1/10 Wilton Gr ELWOOD 3184 (REI)**

Agent Comments

3 2 2

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)