

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

1/127 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$1,775,000

&

\$1,875,000

Median sale price

Median price \$1,380,000

Property Type Townhouse

Suburb Elwood

Period - From 05/10/2020

to

04/10/2021

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	32 Selwyn Av ELWOOD 3184	\$1,910,000	29/06/2021
2	81a Ormond Esp ELWOOD 3184	\$1,880,000	13/08/2021
3	3/20 Vautier St ELWOOD 3184	\$1,750,000	24/07/2021

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:

05/10/2021 13:17



3 2 2

Rooms: 5

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,775,000 - \$1,875,000

Median Townhouse Price

05/10/2020 - 04/10/2021: \$1,380,000

Comparable Properties



32 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments

3 2 3

Price: \$1,910,000

Method: Expression of Interest

Date: 29/06/2021

Property Type: House

Land Size: 176 sqm approx



81a Ormond Esp ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,880,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: House (Res)



3/20 Vautier St ELWOOD 3184 (REI)

Agent Comments

3 2 3

Price: \$1,750,000

Method: Sold Before Auction

Date: 24/07/2021

Property Type: Townhouse (Res)