

# 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

7/5 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 \$765,000 & \$830,000

### Median sale price

Median price \$690,750 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/06/2024 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	1/7 Bluff Av ELWOOD 3184	\$825,000	21/08/2024
2	6/35 Byron St ELWOOD 3184	\$795,000	06/08/2024
3	4/35 Byron St ELWOOD 3184	\$775,000	30/05/2024

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:

07/10/2024 16:53



2   
 1   
 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$765,000 - \$830,000  
**Median Unit Price**  
 Year ending June 2024: \$690,750

## Comparable Properties



1/7 Bluff Av ELWOOD 3184 (REI/VG)

Agent Comments

2   
 1   
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**Price:** \$825,000  
**Method:** Expression of Interest  
**Date:** 21/08/2024  
**Property Type:** Apartment



6/35 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

2   
 1   
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**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** Apartment



4/35 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

2   
 1   
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**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 30/05/2024  
**Property Type:** Apartment

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