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	7/5 Ormond Esplanade, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$690,750	Pro	perty Type Ur	iit		Suburb	Elwood
Period - From	01/07/2023	to	30/06/2024	So	ource	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.

Ad	dress 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









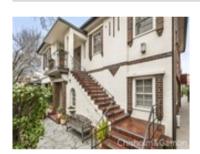




Property Type: Apartment **Agent Comments**

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)





Price: \$825,000

Method: Expression of Interest

Date: 21/08/2024

Property Type: Apartment

Agent Comments



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



Price: \$795,000 Method: Private Sale Date: 06/08/2024

Property Type: Apartment

Agent Comments



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



Price: \$775,000 Method: Private Sale Date: 30/05/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



