

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

7/45 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$671,750

Property Type

Unit

Suburb

Elwood

Period - From

09/12/2019

to

08/12/2020

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	2/19 Tiuna Gr ELWOOD 3184	\$747,500	15/07/2020
2	5/17 Mitford St ST KILDA 3182	\$740,500	04/07/2020
3	1/123 Tennyson St ELWOOD 3184	\$720,000	07/08/2020

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:

09/12/2020 09:46



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Property Type: Apartment

Agent Comments

Comparable Properties



2/19 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$747,500

Method: Sold Before Auction

Date: 15/07/2020

Property Type: Apartment



5/17 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$740,500

Method: Auction Sale

Date: 04/07/2020

Property Type: Apartment



1/123 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$720,000

Method: Sold Before Auction

Date: 07/08/2020

Property Type: Apartment