

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

1/135 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2019

to

31/03/2020

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	1/16-20 Milton St ELWOOD 3184	\$1,325,000	12/03/2020
2	301/138-140 Ormond Rd ELWOOD 3184	\$1,320,000	21/03/2020
3	1/21 Tennyson St ELWOOD 3184	\$1,300,000	19/04/2020

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:

24/06/2020 17:40



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,350,000

Median Unit Price

Year ending March 2020: \$695,000

Comparable Properties



1/16-20 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,325,000

Method: Private Sale

Date: 12/03/2020

Property Type: Townhouse (Single)



301/138-140 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$1,320,000

Method: Private Sale

Date: 21/03/2020

Rooms: 4

Property Type: Apartment



1/21 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Private Sale

Date: 19/04/2020

Property Type: House