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 meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$1,350,000

Median sale price

Median price	\$695,000	Pro	perty Type Unit	t		Suburb	Elwood
Period - From	01/04/2019	to	31/03/2020	Sou	urce	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.

Add	dress 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









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)



Price: \$1,325,000 Method: Private Sale Date: 12/03/2020 Property Type: Townhouse (Single)



301/138-140 Ormond Rd ELWOOD 3184 (REI/VG) 2 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

Agent Comments

Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 19/04/2020 Property Type: House

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.