

RT Edgar

STATEMENT OF INFORMATION

13 March 2018

Property offered for sale

1/37 Ormond Esplanade, Elwood 3184

Indicative selling price

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

Range
between \$1,100,000 & \$1,200,000

Median sale price

Median price \$715,000 House Unit X Suburb Elwood

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Elwood estate agent and James Meldrum consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/65 Ormond Esplanade, Elwood 3184	\$1,385,000	02/12/2017
2 4/38 Pine Avenue, Elwood 3184	\$1,300,000	06/12/2017
3 3/3 Meredith Street, Elwood 3184	\$1,200,000	02/12/2017