

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

4/1 Ormond Esplanade Elwood VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

6/45 Ormond Esplanade Elwood VIC 3184	\$850,000	24-Mar-21
7/55 Ormond Esplanade Elwood VIC 3184	\$861,500	31-Jul-21
3/57 Ormond Esplanade Elwood VIC 3184	\$850,000	28-May-21

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 6 months.~~

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**6/45 Ormond Esplanade Elwood
VIC 3184**
 3
  2
  1

Sold Price

\$850,000

Sold Date

24-Mar-21

Distance

0.46km
**7/55 Ormond Esplanade Elwood
VIC 3184**
 2
  1
  1

Sold Price

\$861,500

Sold Date

31-Jul-21

Distance

0.64km
**3/57 Ormond Esplanade Elwood
VIC 3184**
 2
  1
  1

Sold Price

\$850,000

Sold Date

28-May-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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