### 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

105/51 Ormond Esplanade, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2023	to	31/12/2023		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/30 Selwyn Av ELWOOD 3184	\$650,000	27/11/2023
2	4/30 Selwyn Av ELWOOD 3184	\$611,000	09/09/2023
3			

OR

**B**<sup>\*</sup> 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:

31/01/2024 16:18



## Chisholm&Gamon







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price December quarter 2023: \$715,000

# **Comparable Properties**



1/30 Selwyn Av ELWOOD 3184 (REI/VG)

Price: \$650,000 Method: Private Sale Date: 27/11/2023

Date: 27/11/2023 Property Type: Apartment

4/30 Selwyn Av ELWOOD 3184 (REI/VG)

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Price: \$611,000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit Agent Comments

Agent Comments

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.

#### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

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