

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

3/19-21 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

or range
between

\$2,600,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,194,444

Property type

House

Suburb

Elwood

Period-from

01 May 2023

to

30 Apr 2024

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

38B HEAD STREET BRIGHTON VIC 3186	\$2,520,000	31-Jan-24
36 BYRNE AVENUE ELWOOD VIC 3184	\$2,775,000	01-Mar-24
7/65 ORMOND ESPLANADE ELWOOD VIC 3184	\$3,100,000	20-Nov-23

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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38B HEAD STREET BRIGHTON VIC 3186

4 2 3

Sold Price **\$2,520,000** Sold Date **31-Jan-24**

Distance **1.27km**

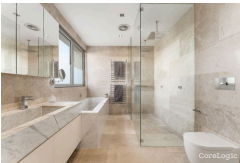


36 BYRNE AVENUE ELWOOD VIC 3184

4 3 2

Sold Price **\$2,775,000** Sold Date **01-Mar-24**

Distance **0.16km**



7/65 ORMOND ESPLANADE ELWOOD VIC 3184

3 3 2

Sold Price **\$3,100,000** Sold Date **20-Nov-23**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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