

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 6/45 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 01/07/2023 to 30/09/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	8/24 Tennyson St ELWOOD 3184	\$965,000	05/08/2023
2	8/34 Elizabeth St ELSTERNWICK 3185	\$851,000	09/07/2023
3	2/14 Southey St ELWOOD 3184	\$845,000	11/05/2023

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: 19/10/2023 08:43



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Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

September quarter 2023: \$680,000

Comparable Properties



8/24 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$965,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Apartment



8/34 Elizabeth St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$851,000

Method: Auction Sale

Date: 09/07/2023

Property Type: Apartment



2/14 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$845,000

Method: Private Sale

Date: 11/05/2023

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388