## 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

2/37 Ormond Esplanade, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,100,000		&		\$1,200,000					
Median sale p	rice									
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Elwood		
Period - From	01/11/2023	to	31/10/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6/47 Ormond Esp ELWOOD 3184	\$1,151,000	07/09/2024
2	2/38 Pine Av ELWOOD 3184	\$1,250,000	28/06/2024
3	1/27 Foam St ELWOOD 3184	\$1,270,000	14/08/2024

OR

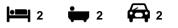
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/11/2024 17:05

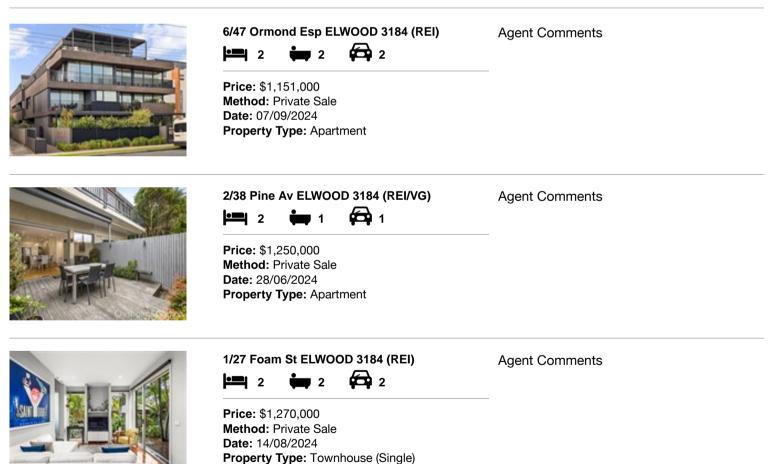






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price 01/11/2023 - 31/10/2024: \$675,000

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999



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