

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 G01/51 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 28/07/2022 to 27/07/2023 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	G01/1a Rothesay Av ELWOOD 3184	\$1,225,000	03/03/2023
2	1/2a Tiuna Gr ELWOOD 3184	\$1,165,000	11/02/2023
3	4/14 Beach Av ELWOOD 3184	\$1,050,000	04/03/2023

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: 28/07/2023 17:06



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
28/07/2022 - 27/07/2023: \$650,000

Comparable Properties



G01/1a Rothesay Av ELWOOD 3184 (REI)

Agent Comments



Price: \$1,225,000
Method: Expression of Interest
Date: 03/03/2023
Property Type: Apartment



1/2a Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,165,000
Method: Auction Sale
Date: 11/02/2023
Property Type: Unit



4/14 Beach Av ELWOOD 3184 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Unit