## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	28/07/2022	to	27/07/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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

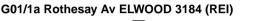




**Property Type:** Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price 28/07/2022 - 27/07/2023: \$650,000

# **Comparable Properties**





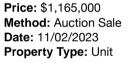


Price: \$1,225,000 Method: Expression of Interest Date: 03/03/2023 Property Type: Apartment

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

Agent Comments

Agent Comments





4/14 Beach Av ELWOOD 3184 (REI)

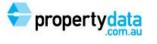


1.050.000

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

### Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566





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