

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

12/129-133 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2021

to

30 Apr 2022

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

15/125-129 ORMOND ROAD ELWOOD VIC 3184	\$987,500	07-Apr-22
107/29 FOAM STREET ELWOOD VIC 3184	\$930,000	05-Feb-22
21/129-133 ORMOND ESPLANADE ELWOOD VIC 3184	\$927,500	15-Dec-20

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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**15/125-129 ORMOND ROAD
 ELWOOD VIC 3184**

2 2 2

Sold Price ^{RS} **\$987,500** ^{UN} Sold Date **07-Apr-22**

Distance **0.55km**



**107/29 FOAM STREET ELWOOD
 VIC 3184**

2 2 1

Sold Price **\$930,000** Sold Date **05-Feb-22**

Distance **-**



**21/129-133 ORMOND ESPLANADE
 ELWOOD VIC 3184**

2 2 2

Sold Price **\$927,500** Sold Date **15-Dec-20**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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