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	11/45 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $670,000 Property Type Unit Suburb Elwood

Period - From 01/01/2023 to 31/03/2023 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	7/19 Tiuna Gr ELWOOD 3184	$650,000	14/03/2023
2	5/11 Bluff Av ELWOOD 3184	$632,000	26/11/2022
3	7/59 Ormond Rd ELWOOD 3184	$600,000	22/10/2022

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: 18/04/2023 08:33

11/45 Ormond Esplanade, Elwood Vic 3184



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
March quarter 2023: $670,000

Comparable Properties



7/19 Tiuna Gr ELWOOD 3184 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 14/03/2023
Property Type: Apartment

Agent Comments



5/11 Bluff Av ELWOOD 3184 (REI/VG)

2 1 1

Price: $632,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Unit

Agent Comments



7/59 Ormond Rd ELWOOD 3184 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 22/10/2022
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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