

James Bavin 03 9531 1245 0429 005 355

## Statement of Information

ibavin@chisholmgamon.com.au

## Single residential property located in the Melbourne metropolitan area

			Sec	ction 47	AF of	the Estate	Agents Act 1980
Property offered for s	sale						
Address Including suburb and postcode	7/51 Ormond Esplanade, Elwood Vic 3184						
Indicative selling price	e						
For the meaning of this p	orice see con	sumer.vic.gov.a	au/under	quoting			
Range between \$550,	Range between \$550,000 & \$600,000						
Median sale price							
Median price \$715,50	00 Hou	use	Unit	Х		Suburb	Elwood
Period - From 01/10/2	2017 to	31/12/2017		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							
2							
3							
OR							
B* The estate agen	ıt or agent's r	epresentative r	easonab	ly believe	s that	fewer than t	hree comparable

properties were sold within two kilometres of the property for sale in the last six months.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748





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Rooms: 2

Property Type: Apartment Land Size: 48 sqm approx

**Agent Comments** 22m2 terrace

Chisholm&Gamon

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**Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** December quarter 2017: \$715,500

Off plan development - no other comparable and verifiable sales in the last 6 months.

## Comparable Properties

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.









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