

# 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

2/40 Cadby Avenue, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$591,000

Property Type Unit

Suburb Ormond

Period - From 01/07/2020

to 30/06/2021

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	640a Hawthorn Rd BRIGHTON EAST 3187	\$1,100,000	31/07/2021
2	4/61-63 Wheatley Rd MCKINNON 3204	\$1,131,000	10/07/2021
3	19 Huntingdon Rd BENTLEIGH EAST 3165	\$1,110,000	20/05/2021

**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:

04/08/2021 11:34

2/40 Cadby Avenue, Ormond Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

Year ending June 2021: \$591,000



3 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**640a Hawthorn Rd BRIGHTON EAST 3187 (REI)**

Agent Comments

3 1 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** House (Res)



**4/61-63 Wheatley Rd MCKINNON 3204 (REI)**

Agent Comments

2 1 2

**Price:** \$1,131,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** Unit



**19 Huntingdon Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 2

**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 20/05/2021

**Property Type:** House

**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604