

# 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

16 Carlyon Street, 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 \$950,000

&

\$1,040,000

### Median sale price

Median price \$1,776,500

Property Type House

Suburb Ormond

Period - From 01/10/2019

to 31/12/2019

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	276 Bambra Rd CAULFIELD SOUTH 3162	\$974,999	14/09/2019
2	9 Libna St CARNEGIE 3163	\$950,000	30/11/2019
3	2 Olinda St CAULFIELD SOUTH 3162	\$935,000	21/09/2019

**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:

26/02/2020 15:21



3 1 1

**Property Type:** House

**Agent Comments**

Linwood' This charming 3 bedroom late Victorian is a true step back in time. Retaining its 12ft approx. ceilings, picture rails & fireplaces, this cherished treasure enjoys 3 delightful bedrooms, a spacious lounge, classic dining room (larder), vintage kitchen/laundry, updated bathroom & outhouse.

**Indicative Selling Price**

\$950,000 - \$1,040,000

**Median House Price**

December quarter 2019: \$1,776,500

## Comparable Properties



**276 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$974,999

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 439 sqm approx



**9 Libna St CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 339 sqm approx



**2 Olinda St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 180 sqm approx