## 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

4 Anthony Street, Ormond Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,800,000		&		\$2,900,000			
Median sale p	rice							
Median price	\$1,900,000	Pro	operty Type	Hou	se		Suburb	Ormond
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18 Milliara Gr BRIGHTON EAST 3187	\$2,905,000	20/11/2024
2	63 Draper St ORMOND 3204	\$2,895,000	09/11/2024
3	22 Gwendoline Av BENTLEIGH 3204	\$2,875,000	14/10/2024

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:

12/02/2025 15:48





Nick Renna

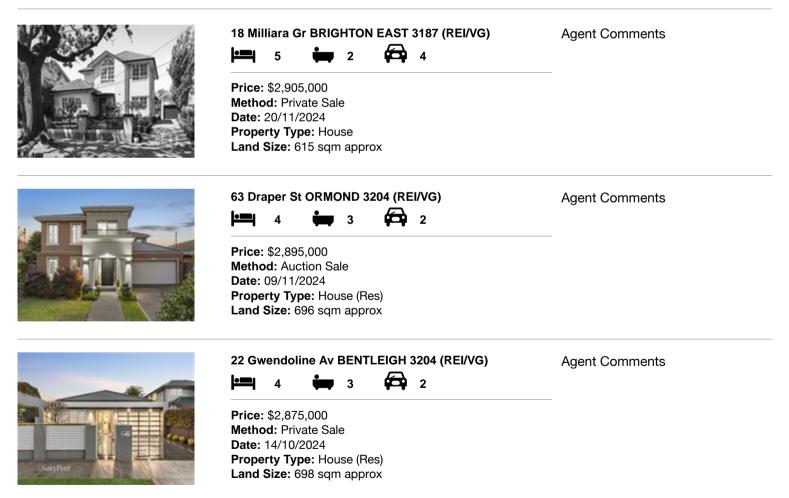




**Property Type:** House Land Size: 660 sqm approx Agent Comments 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$2,900,000 Median House Price December quarter 2024: \$1,900,000

# **Comparable Properties**



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



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