Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/18 Walsh Street, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pi	rice							
Median price	\$713,000	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/10/2019	to	31/12/2019		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.

Ado	dress of comparable property	Price	Date of sale
1	1/2 Railway Rd CARNEGIE 3163	\$891,000	16/11/2019
2	4/244 Koornang Rd CARNEGIE 3163	\$865,000	26/10/2019
3	2/16 Rigby Av CARNEGIE 3163	\$800,000	07/03/2020

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:

11/03/2020 15:30





Ari Levin 9573 6100 0407 412 142 arilevin@jelliscraig.com.au

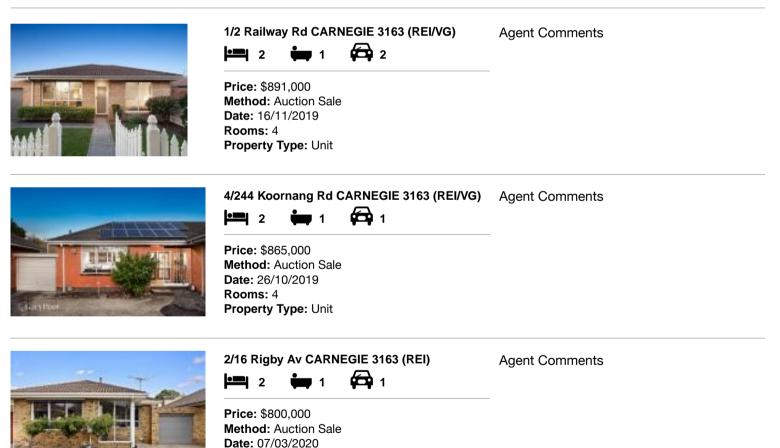




Property Type: Unit Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price December quarter 2019: \$713,000

Classically inspired, contemporary warmth is found in this immaculate 2 bedroom unit. Surprisingly spacious, this light filled abode enjoys a superb living and dining room, timeless kitchen/meals (Blanco dishwasher), 2 good size bedrooms (BIRs), skylit semi ensuite, separate toilet, a fitted laundry and a west-facing paved alfresco courtyard garden. One of 3, this boutique residence enjoys a security door, Bamboo floors, ducted heating, instant hot water, external blinds, quality carpets, an auto garage & a car space. Lovely tree lined street, walk to North Road shopping & eateries, train, bus and parks.

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500

Rooms: 3

Property Type: Unit



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.