

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

2/18 Walsh Street, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$713,000

Property Type Unit

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	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

**Property Type:** Unit

Agent Comments

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

**1/2 Railway Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

**Price:** \$891,000**Method:** Auction Sale**Date:** 16/11/2019**Rooms:** 4**Property Type:** Unit**4/244 Koornang Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

**Price:** \$865,000**Method:** Auction Sale**Date:** 26/10/2019**Rooms:** 4**Property Type:** Unit**2/16 Rigby Av CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$800,000**Method:** Auction Sale**Date:** 07/03/2020**Rooms:** 3**Property Type:** Unit