

# 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 Wicklow 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)

Single price

\$1,720,000

### Median sale price

Median price

\$1,692,250

Property Type

House

Suburb

Ormond

Period - From

01/04/2022

to

30/06/2022

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	62 Glen Orme Av ORMOND 3204	\$1,750,000	14/04/2022
2	27 The Highway BENTLEIGH 3204	\$1,710,000	17/09/2022
3	36 Cadby Av ORMOND 3204	\$1,700,000	16/06/2022

**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:

10/10/2022 10:09



3 1 3

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,720,000

**Median House Price**

June quarter 2022: \$1,692,250

## Comparable Properties



**62 Glen Orme Av ORMOND 3204 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 14/04/2022

**Property Type:** House (Res)

**Land Size:** 685 sqm approx



**27 The Highway BENTLEIGH 3204 (REI)**

Agent Comments

3 2 2

**Price:** \$1,710,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 413 sqm approx



**36 Cadby Av ORMOND 3204 (REI)**

Agent Comments

3 2 2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 16/06/2022

**Property Type:** House

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372