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 4 Wicklow Street, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$1,720,000									
Median sale p	rice									
Median price	\$1,692,250	Pro	Property Type House			Suburb	Ormond			
Period - From	01/04/2022	to	30/06/2022		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	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









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)

27 The Highway BENTLEIGH 3204 (REI)

2

2



Price: \$1,750,000 Method: Sold Before Auction Date: 14/04/2022 Property Type: House (Res) Land Size: 685 sqm approx

Agent Comments

Agent Comments



Price: \$1,710,000 Method: Auction Sale Date: 17/09/2022 Property Type: House (Res)

Land Size: 413 sqm approx

3

36 Cadby Av ORMOND 3204 (REI)



Agent Comments

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





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