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 26C Walsh Street, Ormond Vic 3204

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|--------|
| Range betweer | \$1,100,000 | | & | | \$1,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,800,000 | Pro | operty Type | Hou | ISE | | Suburb | Ormond |
| Period - From | 01/10/2022 | to | 31/12/2022 | | 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 | 672 North Rd ORMOND 3204 | \$1,190,000 | 05/11/2022 |
| 2 | 23 Wavell St BENTLEIGH 3204 | \$1,152,000 | 24/10/2022 |
| 3 | 1/2 Balmoral Av BENTLEIGH 3204 | \$1,120,000 | 12/10/2022 |

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:

21/02/2023 14:56





Nick Renna



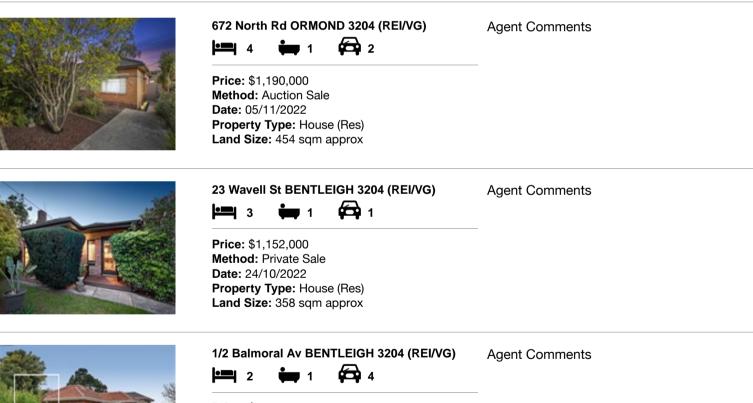


Property Type: House Agent Comments

9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2022: \$1,800,000

Comparable Properties





Price: \$1,120,000 Method: Private Sale Date: 12/10/2022 Property Type: House Land Size: 424 sqm approx

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



propertydata

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