

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

26C Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Ormond

Period - From 01/10/2022

to 31/12/2022

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	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

26C Walsh Street, Ormond Vic 3204

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2022: \$1,800,000



 4  2  4

Property Type: House

Agent Comments

Comparable Properties



672 North Rd ORMOND 3204 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,190,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 454 sqm approx



23 Wavell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,152,000

Method: Private Sale

Date: 24/10/2022

Property Type: House (Res)

Land Size: 358 sqm approx



1/2 Balmoral Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  4

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



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