## 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



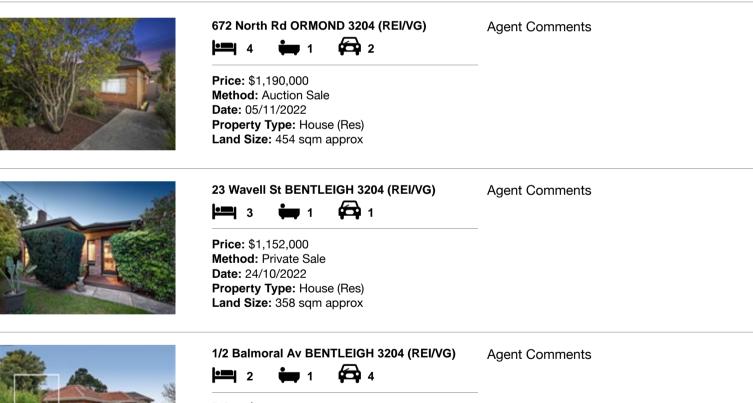


**Property Type:** House Agent Comments

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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