

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

2/20 Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,090,000

&

\$1,199,000

Median sale price

Median price \$1,355,000

Property Type House

Suburb Ormond

Period - From 01/07/2020

to 30/09/2020

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	12a Gray St BENTLEIGH EAST 3165	\$1,180,000	26/11/2020
2	1/2 Woodville Av GLEN HUNTLY 3163	\$1,156,000	04/08/2020
3	11B Augusta St GLEN HUNTLY 3163	\$1,080,000	03/12/2020

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:

13/01/2021 15:20



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,090,000 - \$1,199,000

Median House Price

September quarter 2020: \$1,355,000

Comparable Properties



12a Gray St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,180,000

Method: Sold Before Auction

Date: 26/11/2020

Property Type: Townhouse (Res)



1/2 Woodville Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,156,000

Method: Sold Before Auction

Date: 04/08/2020

Rooms: 5

Property Type: Townhouse (Res)



11B Augusta St GLEN HUNTLY 3163 (REI)

Agent Comments

3 3 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 03/12/2020

Property Type: Townhouse (Res)