

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

1/32 ANTHONY STREET ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,500

Property type

Unit

Suburb

Ormond

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

1/58 GLEN ORME AVENUE ORMOND VIC 3204	\$1,095,000	20-May-23
1/128 WHEATLEY ROAD ORMOND VIC 3204	\$1,300,000	14-Jun-23
2/8 WICKLOW STREET ORMOND VIC 3204	\$1,010,000	18-Feb-23

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 6 months.

This Statement of Information was prepared on: 05 July 2023


**1/58 GLEN ORME AVENUE
ORMOND VIC 3204**
 3  2  2

Sold Price ^{RS} **\$1,095,000** ^{UN} Sold Date **20-May-23**

Distance **0.11km**

**1/128 WHEATLEY ROAD ORMOND
VIC 3204**
 3  2  2

Sold Price ^{RS} **\$1,300,000** Sold Date **14-Jun-23**

Distance **0.3km**

**2/8 WICKLOW STREET ORMOND
VIC 3204**
 3  2  1

Sold Price **\$1,010,000** Sold Date **18-Feb-23**

Distance **0.68km**
RS = Recent sale

UN = Undisclosed Sale

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