

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

18 Maud Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,692,250

Property Type House

Suburb Ormond

Period - From 01/04/2022

to 30/06/2022

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	109 Leila Rd ORMOND 3204	\$1,635,000	02/06/2022
2	351 Koornang Rd ORMOND 3204	\$1,600,000	20/04/2022
3	70 Brewer Rd BENTLEIGH 3204	\$1,560,000	12/07/2022

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:

01/09/2022 09:41

18 Maud Street, Ormond Vic 3204

**Jellis
Craig**

Nick Renna

9593 4500

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

June quarter 2022: \$1,692,250



4 1 5

Property Type: House

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



109 Leila Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 3

Price: \$1,635,000

Method: Private Sale

Date: 02/06/2022

Rooms: 4

Property Type: House

Land Size: 715 sqm approx



351 Koornang Rd ORMOND 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,600,000

Method: Private Sale

Date: 20/04/2022

Property Type: House

Land Size: 600 sqm approx



70 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,560,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 653 sqm approx

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



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