

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

26a Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$713,000 Property Type Unit Suburb Ormond

Period - From 01/10/2019 to 31/12/2019 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 | 19 Waratah Av GLEN HUNTLY 3163 | \$1,210,000 | 29/02/2020 |
| 2 | 1/85 Oakleigh Rd CARNEGIE 3163 | \$1,206,000 | 07/12/2019 |
| 3 | 1b Mernda Av CARNEGIE 3163 | \$1,102,000 | 09/11/2019 |

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:

10/03/2020 16:26



Property Type: Townhouse

Agent Comments

Imposing 4 bedroom/study 3 bathroom indoor outdoor entertainer, impressive with its Grey Ironbark floors, downstairs study/4th bedroom, Miele stone kitchen, expansive north facing living & dining with huge alfresco deck & auto garage. Close to North Rd shops, train and bus.

Comparable Properties



19 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)



1/85 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,206,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 4

Property Type: Townhouse (Res)



1b Mernda Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,102,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Townhouse (Res)