Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	26a Walsh Street, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$713,000	Pro	perty 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

Add	dress 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 comparableproperties 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





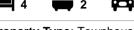
Nick Renna 9194 1200 0411 551 190

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median Unit Price**

December quarter 2019: \$713,000

nickrenna@jelliscraig.com.au





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)

Price: \$1,210,000

Method: Auction Sale Date: 29/02/2020

Property Type: House (Res)

Agent Comments



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

Price: \$1,206,000 Method: Auction Sale Date: 07/12/2019 Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



1b Mernda Av CARNEGIE 3163 (REI/VG)

Price: \$1,102,000

Method: Auction Sale Date: 09/11/2019

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



