

# 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

1/19 Wheeler Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$524,000

Property Type Unit

Suburb Ormond

Period - From 01/04/2019

to 30/06/2019

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	1/15 Malane St BENTLEIGH EAST 3165	\$1,235,000	07/09/2019
2	3/7 Beltane Av BRIGHTON EAST 3187	\$1,185,000	17/09/2019
3	52a Robert St BENTLEIGH 3204	\$1,140,000	18/05/2019

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:

08/10/2019 11:55



3 2 1

**Property Type:** Townhouse

**Agent Comments**

Quality built by Majestique Homes, inspired by low maintenance luxury, this bold new 3 bedroom + study, 2.5 bathroom lifestyle sensation creates a lasting impact. Designed by Pink Architecture, showcasing sun drenched open plan living & dining, sleek stone kitchen

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

June quarter 2019: \$524,000

Quality built by Majestique Homes, inspired by low maintenance luxury, this bold new 3 bedroom + study, 2.5 bathroom lifestyle sensation creates a lasting impact. Designed by Pink Architecture, showcasing sun drenched open plan living & dining, sleek stone kitchen (Smeg appliances), 3 large bedrooms (BIRs) including spectacular main bedroom, picture perfect landscaped garden with open pergola, R/C ducted air cond, video intercom & auto garage.

## Comparable Properties



**1/15 Malane St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Townhouse (Res)



**3/7 Beltane Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 17/09/2019

**Property Type:** Townhouse (Single)



**52a Robert St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 18/05/2019

**Property Type:** Townhouse (Res)

**Land Size:** 363 sqm approx