

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

46 Dalmor Avenue, Ormond Vic 3204

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,665,000

House

X

Unit

Suburb Ormond

Period - From 01/07/2017

to 30/09/2017

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	4 Walnut St ORMOND 3204	\$1,790,000	03/12/2017
2	29 Murray Rd ORMOND 3204	\$1,708,000	28/10/2017
3	323 Jasper Rd ORMOND 3204	\$1,575,000	09/10/2017

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.



3 -

Rooms:
Property Type: House
Land Size: 627.389 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000

Median House Price
 September quarter 2017: \$1,665,000

Comparable Properties



4 Walnut St ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$1,790,000
Method: Auction Sale
Date: 03/12/2017
Rooms: -
Property Type: House



29 Murray Rd ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,708,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 590 sqm approx



323 Jasper Rd ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,575,000
Method: Private Sale
Date: 09/10/2017
Rooms: -
Property Type: House (Res)