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 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between $2,400,000 & $2,500,000

Median sale price

Median price $2,007,500 Property Type House Suburb Ormond

Period - From 01/01/2022 to 31/03/2022 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	12 Sunnyside Gr BENTLEIGH 3204	$2,490,000	30/12/2021
2			
3			

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: 19/04/2022 10:02

46 Queen Street, Ormond Vic 3204

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,500,000
Median House Price
March quarter 2022: $2,007,500

Comparable Properties



12 Sunnyside Gr BENTLEIGH 3204 (REI)

4 3 4

Price: $2,490,000
Method: Private Sale
Date: 30/12/2021
Property Type: House
Land Size: 650 sqm approx

Agent Comments

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.

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