

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

45 Bethell Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Ormond

Period - From 01/04/2020

to 31/03/2021

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	21 Malane St ORMOND 3204	\$1,750,000	18/02/2021
2	35 Cairnes Gr BENTLEIGH 3204	\$1,700,000	23/01/2021
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:

11/05/2021 15:33

45 Bethell Street, Ormond Vic 3204

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending March 2021: \$1,510,000



 4  2  2

Property Type: House

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



21 Malane St ORMOND 3204 (REI/VG)

Agent Comments

 5  2  4

Price: \$1,750,000

Method: Private Sale

Date: 18/02/2021

Rooms: 6

Property Type: House

Land Size: 660 sqm approx



35 Cairnes Gr BENTLEIGH 3204 (VG)

Agent Comments

 4  -  -

Price: \$1,700,000

Method: Sale

Date: 23/01/2021

Property Type: House (Res)

Land Size: 650 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500