

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

2/22 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Ormond

Period - From

01/10/2022

to

30/09/2023

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	4/162 Leila Rd CARNEGIE 3163	\$535,000	23/08/2023
2	4/6 Parton Ct CARNEGIE 3163	\$530,000	01/11/2023
3	2/31 Tranmere Av CARNEGIE 3163	\$515,000	06/10/2023

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:

11/11/2023 10:25

2/22 Walsh Street, Ormond Vic 3204

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$520,000

Median Unit Price

Year ending September 2023: \$595,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/162 Leila Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 23/08/2023

Property Type: Apartment



4/6 Parton Ct CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 01/11/2023

Property Type: Apartment



2/31 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 06/10/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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