

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

3 BEWDLEY STREET ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,150,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,000,000

Property type

House

Suburb

Ormond

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

43 DRAPER STREET ORMOND VIC 3204	\$2,210,000	17-Feb-22
45 MOLDEN STREET BENTLEIGH EAST VIC 3165	\$2,200,000	19-Feb-22
28A WALNUT STREET ORMOND VIC 3204	\$2,182,000	12-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 13 June 2022



43 DRAPER STREET ORMOND VIC 3204

5 3 2

Sold Price

^{RS} **\$2,210,000**

Sold Date

17-Feb-22

Distance

0.12km



45 MOLDEN STREET BENTLEIGH EAST VIC 3165

4 3 1

Sold Price

\$2,200,000

Sold Date

19-Feb-22

Distance

0.91km



28A WALNUT STREET ORMOND VIC 3204

4 - -

Sold Price

\$2,182,000

Sold Date

12-Mar-22

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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