

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

1/8 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$650,500

Property Type Unit

Suburb Ormond

Period - From 01/01/2019

to 31/12/2019

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	6a Rosanna St CARNEGIE 3163	\$950,000	12/10/2019
2	3/47 Moonya Rd CARNEGIE 3163	\$920,000	06/12/2019
3	1/70-72 Whitmuir Rd MCKINNON 3204	\$910,000	15/10/2019

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:

18/02/2020 14:38



 3  1  2

Property Type: Villa

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending December 2019: \$650,500

Comparable Properties



6a Rosanna St CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  1

Price: \$950,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Townhouse (Res)

Land Size: 235 sqm approx



3/47 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 3  1  2

Price: \$920,000

Method: Private Sale

Date: 06/12/2019

Property Type: Unit



1/70-72 Whitmuir Rd MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$910,000

Method: Private Sale

Date: 15/10/2019

Property Type: Unit