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 Thompson Street, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/9 Bethell St ORMOND 3204	\$1,350,000	14/03/2024
2	2/26 Whitmuir Rd BENTLEIGH 3204	\$1,180,000	10/02/2024
3	488a Hawthorn Rd CAULFIELD SOUTH 3162	\$1,157,000	16/03/2024

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:

23/04/2024 10:57









Property Type: Townhouse (Single) Agent Comments Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price March quarter 2024: \$580,000

Comparable Properties



1/9 Bethell St ORMOND 3204 (REI)



Price: \$1,350,000 Method: Sold Before Auction Date: 14/03/2024 Property Type: Townhouse (Res)

2/26 Whitmuir Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,180,000 **Method:** Auction Sale

Date: 10/02/2024 Property Type: Unit

488a Hawth (REI)

488a Hawthorn Rd CAULFIELD SOUTH 3162 Agent Comments (REI)



Price: \$1,157,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 300 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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