

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Ormond

Period - From 01/01/2024

to 31/03/2024

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	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



3 2 2

Property Type: Townhouse  
(Single)

Agent Comments

Comparable Properties



1/9 Bethell St ORMOND 3204 (REI)

Agent Comments

3 2 2

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

3 2 1

Price: \$1,180,000  
Method: Auction Sale  
Date: 10/02/2024  
Property Type: Unit



488a Hawthorn Rd CAULFIELD SOUTH 3162  
(REI)

Agent Comments

3 1 2

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