

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

35a Thompson Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Ormond

Period - From 01/01/2022

to

31/03/2022

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	29b Leinster St ORMOND 3204	\$1,711,000	08/02/2022
2	284a Jasper Rd MCKINNON 3204	\$1,700,000	23/01/2022
3	50b Brewer Rd BENTLEIGH 3204	\$1,585,000	04/12/2021

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:

31/05/2022 14:16



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Unit Price

March quarter 2022: \$530,000

Comparable Properties



29b Leinster St ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,711,000

Method: Private Sale

Date: 08/02/2022

Property Type: Townhouse (Single)



284a Jasper Rd MCKINNON 3204 (REI/VG)

Agent Comments

4 3 1

Price: \$1,700,000

Method: Private Sale

Date: 23/01/2022

Property Type: Townhouse (Single)



50b Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,585,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

Land Size: 300 sqm approx