

# 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

4/24 Holloway Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$670,000

### Median sale price

Median price \$678,000 Property Type Unit Suburb Ormond

Period - From 01/04/2019 to 31/03/2020 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 | 4/29 Katandra Rd ORMOND 3204     | \$686,000 | 16/01/2020   |
| 2 | 10/24 Holloway St ORMOND 3204    | \$640,000 | 29/02/2020   |
| 3 | 104/3-9 Elliott Av CARNEGIE 3163 | \$637,500 | 11/06/2020   |

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:

16/06/2020 11:37

4/24 Holloway Street, Ormond Vic 3204

**Jellis  
Craig**

Mark Staples

9573 6100

0411 527 174

markstaples@jellisrcraig.com.au

**Indicative Selling Price**

\$620,000 - \$670,000

**Median Unit Price**

Year ending March 2020: \$678,000



 3  1  3

**Property Type:** Apartment

**Agent Comments**

Generous three bedroom plus study proportions are a rare find indeed but this apartment's additional advantages take the excitement to a whole new level. Positioned in a smartly updated boutique building, its stylishly renovated accommodation boasts a prized northern aspect for living, a private landscaped courtyard and the luxury of three car parking! On the top/ first floor's northeast corner, this fabulous light filled domain includes a large fully equipped kitchen, impeccable family bathroom, laundry facilities, split heating/cooling, intercom entry, tandem carport, OSP.

## Comparable Properties



**4/29 Katandra Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$686,000

**Method:** Private Sale

**Date:** 16/01/2020

**Rooms:** 4

**Property Type:** Apartment



**10/24 Holloway St ORMOND 3204 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$640,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Unit



**104/3-9 Elliott Av CARNEGIE 3163 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$637,500

**Method:** Sale by Tender

**Date:** 11/06/2020

**Rooms:** 3

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.