

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

26 Wimmera Street, Ormond Vic 3204

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Ormond

Period - From

01/07/2019

to

30/06/2020

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	3 Adams St MURRUMBEENA 3163	\$1,416,000	08/08/2020
2	377 Neerim Rd CARNEGIE 3163	\$1,348,500	31/07/2020
3	1312 Glen Huntly Rd CARNEGIE 3163	\$1,325,000	20/07/2020

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:

29/09/2020 00:54



 4  1  2

Rooms: 6

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties

3 Adams St MURRUMBEENA 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,416,000

Method: Auction Sale

Date: 08/08/2020

Property Type: House (Res)



377 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

 3  1  2

Price: \$1,348,500

Method: Sold Before Auction

Date: 31/07/2020

Property Type: House (Res)



1312 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  3

Price: \$1,325,000

Method: Private Sale

Date: 20/07/2020

Property Type: House

Land Size: 480 sqm approx