## 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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,460,000	Pro	operty Type	Hou	se		Suburb	Ormond
Period - From	01/07/2019	to	30/06/2020		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.

Ade	dress 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









Rooms: 6 Property Type: House (Res) Land Size: 557 sqm approx Agent Comments

Chris Janssens 9573 6100 0418 541 208 chrisjanssens@jelliscraig.com.au

**Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2020: \$1,460,000

# **Comparable Properties**



Price: \$1,416,000 Method: Auction Sale Date: 08/08/2020 Property Type: House (Res) Agent Comments

Agent Comments



377 Neerim Rd CARNEGIE 3163 (REI)



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



**i 2** 2

Price: \$1,325,000 Method: Private Sale Date: 20/07/2020 Property Type: House Land Size: 480 sqm approx

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.