

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

11 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Ormond

Period - From 01/10/2019

to 30/09/2020

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	88 Leila Rd CARNEGIE 3163	\$2,080,000	19/12/2020
2	43 Godfrey St BENTLEIGH 3204	\$2,030,000	11/08/2020
3	3 Lily St BENTLEIGH 3204	\$1,955,000	28/07/2020

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:

04/01/2021 11:09

11 Queen Street, Ormond Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending September 2020: \$1,430,000



Property Type: House (Previously Occupied - Detached)

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



88 Leila Rd CARNEGIE 3163 (REI)

Agent Comments



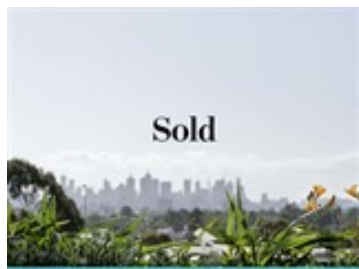
Price: \$2,080,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 660 sqm approx



43 Godfrey St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,030,000

Method: Private Sale

Date: 11/08/2020

Property Type: House



3 Lily St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,955,000

Method: Sold Before Auction

Date: 28/07/2020

Property Type: House (Res)

Land Size: 581 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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.