

# 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

3/5 Walsh 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 \$450,000 & \$490,000

### Median sale price

Median price \$567,500 Property Type Unit Suburb Ormond

Period - From 01/01/2021 to 31/03/2021 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	2/60 Ulupna Rd ORMOND 3204	\$503,500	27/05/2021
2	2/24 Holloway St ORMOND 3204	\$482,000	20/03/2021
3	3/2-4 Watson Gr GLEN HUNTLY 3163	\$473,000	14/03/2021

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:

31/05/2021 14:13



 2  
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  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

March quarter 2021: \$567,500

Stylish and secure, this sun-filled 2 bedroom 1st floor security apartment has all the hallmarks of a fabulous first home or astute investment. One of 8 in a boutique block, this sweet temptation features a cute entry hall, a renovated kitchen with stylish breakfast bar (Bosch dishwasher, stainless steel cooking appliances), a glorious north-facing living room with a sun-drenched terrazzo-tiled balcony; 2 lovely bedrooms with fitted BIRs, gleaming bathroom with laundry facilities and a private toilet. Completely private in a lovely leafy street, close to transport and shopping.

## Comparable Properties



**2/60 Ulupna Rd ORMOND 3204 (REI)**

Agent Comments

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**Price:** \$503,500

**Method:** Sold Before Auction

**Date:** 27/05/2021

**Property Type:** Unit



**2/24 Holloway St ORMOND 3204 (REI)**

Agent Comments

 2  
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**Price:** \$482,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** Apartment



**3/2-4 Watson Gr GLEN HUNTLY 3163 (REI)**

Agent Comments

 2  
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  1

**Price:** \$473,000

**Method:** Private Sale

**Date:** 14/03/2021

**Rooms:** 3

**Property Type:** Apartment