

# 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

43 Murray Road, 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 \$1,900,000

&

\$2,000,000

### Median sale price

Median price \$1,930,000

Property Type House

Suburb Ormond

Period - From 01/07/2021

to 30/09/2021

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	4 Amelia St CAULFIELD SOUTH 3162	\$1,970,000	10/10/2021
2	40 Landcox St BRIGHTON EAST 3187	\$1,900,000	27/11/2021
3			

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:

29/11/2021 09:53

43 Murray Road, Ormond Vic 3204

**Jellis Craig**

Nick Renna

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**Indicative Selling Price**

\$1,900,000 - \$2,000,000

**Median House Price**

September quarter 2021: \$1,930,000



4 2 4

**Property Type:** House

Agent Comments

## Comparable Properties



**4 Amelia St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3 1 2

**Price:** \$1,970,000

**Method:** Auction Sale

**Date:** 10/10/2021

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**40 Landcox St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 1

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 27/11/2021

**Property Type:** House (Res)

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.

**Account - Jellis Craig** | P: 03 9194 1200



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