

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

1/25 Wheeler Street Ormond VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,288,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,250

Property type

Unit

Suburb

Ormond

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

2/10 Ross Street Bentleigh VIC 3204	\$1,280,000	08-Oct-21
1/3 Scott Street Caulfield South VIC 3162	\$1,295,000	25-Aug-21
2/46 Stewart Street Ormond VIC 3204	\$1,341,000	21-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 05 December 2021



2/10 Ross Street Bentleigh VIC 3204

 3
  1
  1

Sold Price ^{RS} **\$1,280,000** ^{UN} Sold Date **08-Oct-21**

Distance **1.3km**

Notes from your agent

Sold \$1,280,000



1/3 Scott Street Caulfield South VIC 3162

 3
  2
  2

Sold Price **\$1,295,000** Sold Date **25-Aug-21**

Distance **0.99km**



2/46 Stewart Street Ormond VIC 3204

 3
  2
  3

Sold Price **\$1,341,000** Sold Date **21-Jun-21**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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