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	595 North Road, Ormond Vic 3204

Indicative selling price

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

Single price $899,999

Median sale price

Median price $1,424,000 Property Type House Suburb Ormond

Period - From 01/01/2019 to 31/12/2019 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	9 Libna St CARNEGIE 3163	$950,000	30/11/2019
2	3/36 Neville St CARNEGIE 3163	$940,000	19/10/2019
3	30 Kokaribb Rd CARNEGIE 3163	$860,000	13/03/2020

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: 23/03/2020 14:44

595 North Road, Ormond Vic 3204

Ari Levin
9573 6100
0407 412 142
arilevin@jelliscraig.com.au



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price
$899,999
Median House Price
Year ending December 2019: $1,424,000

Comparable Properties



9 Libna St CARNEGIE 3163 (REI/VG)

2 1 1

Price: $950,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 3
Property Type: House
Land Size: 339 sqm approx

Agent Comments



3/36 Neville St CARNEGIE 3163 (REI/VG)

2 1 1

Price: $940,000
Method: Auction Sale
Date: 19/10/2019
Property Type: Unit

Agent Comments



30 Kokaribb Rd CARNEGIE 3163 (REI)

2 1 1

Price: $860,000
Method: Sold Before Auction
Date: 13/03/2020
Property Type: House (Res)
Land Size: 266 sqm approx

Agent Comments

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.