

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 Parker Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Ormond

Period - From 01/10/2020

to 31/12/2020

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	38 Dalny Rd MURRUMBEENA 3163	\$1,465,000	19/02/2021
2	25 Florence St ORMOND 3204	\$1,420,000	03/02/2021
3	142 Oakleigh Rd CARNEGIE 3163	\$1,385,000	28/10/2020

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:

09/03/2021 15:06



3 2 2

Property Type: House

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



38 Dalny Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 1 3

Price: \$1,465,000

Method: Auction Sale

Date: 19/02/2021

Property Type: House (Res)



25 Florence St ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,420,000

Method: Auction Sale

Date: 03/02/2021

Property Type: House (Res)

Land Size: 320 sqm approx



142 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,385,000

Method: Private Sale

Date: 28/10/2020

Property Type: House

Land Size: 440 sqm approx