

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

22 Walnut Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,890,000

&

\$1,950,000

Median sale price

Median price \$567,500

Property Type Unit

Suburb Ormond

Period - From 01/04/2021

to

30/06/2021

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	13A Malane St BENTLEIGH EAST 3165	\$1,950,000	13/04/2021
2	8b Blackshaw St MCKINNON 3204	\$1,925,000	15/02/2021
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:

10/08/2021 17:29



Property Type: House

Agent Comments

Comparable Properties



13A Malane St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Sold Before Auction

Date: 13/04/2021

Rooms: 6

Property Type: Townhouse (Res)



8b Blackshaw St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,925,000

Method: Sold Before Auction

Date: 15/02/2021

Property Type: Townhouse (Res)

Land Size: 291 sqm approx

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.