### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Address	4/2c Walsh Street, Ormond Vic 3204
Including suburb and	

Address	4/2c Walsh Street, Ormond Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

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

Single price \$360,000

#### Median sale price

Median price	\$620,000	Pro	perty Type U	nit		Suburb	Ormond
Period - From	01/01/2024	to	31/12/2024	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	135/115 Neerim Rd GLEN HUNTLY 3163	\$348,000	11/10/2024
2	102/115 Neerim Rd GLEN HUNTLY 3163	\$340,000	26/08/2024
3			

#### OR

В\* 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:	28/01/2025 13:55









Indicative Selling Price \$360,000 Median Unit Price Year ending December 2024: \$620,000

## Comparable Properties



135/115 Neerim Rd GLEN HUNTLY 3163 (VG)

2

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**a** .

**Agent Comments** 

Price: \$348,000 Method: Sale Date: 11/10/2024

Property Type: Strata Unit/Flat

102/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

2



**=** 1



1

**Agent Comments** 

Price: \$340,000 Method: Private Sale Date: 26/08/2024

Property Type: Apartment

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 - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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