

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

4/2c Walsh Street, Ormond Vic 3204

Indicative selling price

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

Single price \$360,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Ormond

Period - From 01/01/2024

to 31/12/2024

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	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

~~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:

28/01/2025 13:55



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$360,000

Median Unit Price

Year ending December 2024: \$620,000

Comparable Properties



135/115 Neerim Rd GLEN HUNTLY 3163 (VG)

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)

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.

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