

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

3/22 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$591,000 Property Type Unit Suburb Ormond

Period - From 01/07/2020 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	7/8 Ormond Rd ORMOND 3204	\$488,000	23/06/2021
2	8/10 St Huberts Rd CARNEGIE 3163	\$453,000	13/06/2021
3	19/71-73 Coorigil Rd CARNEGIE 3163	\$432,500	22/05/2021

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:

05/08/2021 12:10

3/22 Walsh Street, Ormond Vic 3204

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

Year ending June 2021: \$591,000



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



7/8 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$488,000

Method: Sold Before Auction

Date: 23/06/2021

Property Type: Unit



8/10 St Huberts Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$453,000

Method: Auction Sale

Date: 13/06/2021

Rooms: 4

Property Type: Apartment



19/71-73 Coorrigil Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$432,500

Method: Auction Sale

Date: 22/05/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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