

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

17 Dalmor Avenue, Ormond Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	31 Stewart St ORMOND 3204	\$1,700,000	05/11/2020
2			
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:

02/02/2021 12:44

17 Dalmor Avenue, Ormond Vic 3204

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2020: \$1,502,500



 3  2  1

Property Type: House

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



31 Stewart St ORMOND 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Sold Before Auction

Date: 05/11/2020

Property Type: House (Res)

Land Size: 670 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.

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.