

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

14 Carlyon Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,830,000

Property Type House

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		
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:

17/09/2021 10:00

14 Carlyon Street, Ormond Vic 3204

**Jellis
Craig**

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Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

June quarter 2021: \$1,830,000



 4  2  2

Rooms: 8

Property Type: House

Land Size: 489 sqm approx

Agent Comments

An abundance of space, a sumptuous pool and one of Melbourne's most sought after family locations puts this super smart four bedroom two bathroom home in a class of its own. Positioned in the coveted McKinnon Secondary College zone, its luxurious size and sensational indoor/outdoor connection promise families an enviable lifestyle just a short stroll from Ormond Village and virtually every amenity.

Comparable Properties

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 9593 4500 | F: 03 9557 7604



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