

# 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

2/32 Walsh Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$585,000 & \$640,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Ormond

Period - From 01/07/2022 to 30/06/2023 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	2/200 Booran Rd ORMOND 3204	\$615,000	24/05/2023
2	109/93 Truganini Rd CARNEGIE 3163	\$598,500	15/04/2023
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: 08/08/2023 13:40

2/32 Walsh Street, Ormond Vic 3204

**Jellis  
Craig**

Myron Ching

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**Indicative Selling Price**

\$585,000 - \$640,000

**Median Unit Price**

Year ending June 2023: \$590,000



2 1 1

**Property Type:** Apartment

**Land Size:** 97 sqm approx

**Agent Comments**

## Comparable Properties



**2/200 Booran Rd ORMOND 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$615,000

**Method:** Sold Before Auction

**Date:** 24/05/2023

**Property Type:** Unit



**109/93 Truganini Rd CARNEGIE 3163 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$598,500

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** Unit

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**



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