

# 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

3/20 Wheeler 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 \$1,180,000

&

\$1,280,000

### Median sale price

Median price \$531,500

Property Type Unit

Suburb Ormond

Period - From 01/07/2020

to 30/09/2020

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	5b Roselyn Cr BENTLEIGH EAST 3165	\$1,285,000	02/05/2020
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:

23/10/2020 12:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,180,000 - \$1,280,000  
**Median Unit Price**  
September quarter 2020: \$531,500

## Comparable Properties



**5b Roselyn Cr BENTLEIGH EAST 3165**  
(REI/VG)

Agent Comments



**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 02/05/2020  
**Rooms:** 6  
**Property Type:** Townhouse (Res)

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.