

# 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

5 Bewdley 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,475,000

Property Type House

Suburb Ormond

Period - From 01/01/2020

to 31/03/2020

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	33 Thompson St ORMOND 3204	\$1,755,000	21/03/2020
2	24 Jean St MCKINNON 3204	\$1,666,000	31/03/2020
3	9 Oakleigh Cr ORMOND 3204	\$1,642,000	28/03/2020

**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:

15/06/2020 11:58



3   
 1   
 2

**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 700 sqm approx

Agent Comments

A premier pocket, footsteps to McKinnon Secondary College and McKinnon Primary School, this timeless brick 3 bedroom treasure offers scope to renovate or extend. Light and bright, this neutral number enjoys 3 generous bedrooms (BIRs/WIR), a charming lounge (OFP), north facing dining room, tasteful modern kitchen, sun filled family room, porcelain bathroom and a 2nd toilet. Set back, this radiant jewel is comfortable with Tasmanian Oak floorboards, ducted heating, air cond, a LU garage & a west-facing paved verandah in tranquil leafy gardens. Supremely private, close to Joyce Park, cafes, McKinnon Village & train.

## Comparable Properties

**33 Thompson St ORMOND 3204 (REI)**

Agent Comments

4   
 2   
 4

**Price:** \$1,755,000**Method:** Sold Before Auction**Date:** 21/03/2020**Property Type:** House (Res)**Land Size:** 638 sqm approx**24 Jean St MCKINNON 3204 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$1,666,000**Method:** Private Sale**Date:** 31/03/2020**Property Type:** House**Land Size:** 567 sqm approx**9 Oakleigh Cr ORMOND 3204 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,642,000**Method:** Private Sale**Date:** 28/03/2020**Property Type:** House**Land Size:** 538 sqm approx