

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 40 Holloway Street Ormond

Indicative selling price

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

Single price \$ or range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,360,000 Property type House Suburb Ormond

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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 32 Elimatta Road Carnegie 3163	\$1,356,000	18/07/2020
2 377 Neerim Road Carnegie 3163	\$1,348,000	31/07/2020
3 45 Stewart Street Ormond 3204	\$1,430,000	19/05/2020

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: 12/10/2020