

# 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

698 North Road, Ormond Vic 3204

### Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,815,000

Property Type

House

Suburb

Ormond

Period - From

01/10/2023

to

31/12/2023

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 | 23 Carlyon St ORMOND 3204      | \$1,415,000 | 29/08/2023   |
| 2 | 5 Fitzroy St MCKINNON 3204     | \$1,400,000 | 24/10/2023   |
| 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:

23/01/2024 12:25

698 North Road, Ormond Vic 3204

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2023: \$1,815,000



3 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**23 Carlyon St ORMOND 3204 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,415,000

**Method:** Sold Before Auction

**Date:** 29/08/2023

**Property Type:** House (Res)

**Land Size:** 406 sqm approx



**5 Fitzroy St MCKINNON 3204 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** House

**Land Size:** 373 sqm approx

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 9194 1200**



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