

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

10/24 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$650,500

Property Type Unit

Suburb Ormond

Period - From 01/01/2019

to 31/12/2019

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	4/102 Oakleigh Rd CARNEGIE 3163	\$670,000	12/10/2019
2	10/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$664,000	16/11/2019
3	11/66 Bent St MCKINNON 3204	\$594,000	14/12/2019

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:

05/02/2020 17:04

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2019: \$650,500



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Property Type: Apartment

Agent Comments

Promising a stunningly spacious garden and deck which is incredibly rare to find with an apartment of this nature

Comparable Properties



4/102 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

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Price: \$670,000

Method: Auction Sale

Date: 12/10/2019

Rooms: 3

Property Type: Apartment



10/1204 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

Agent Comments

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Price: \$664,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment



11/66 Bent St MCKINNON 3204 (REI)

Agent Comments

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Price: \$594,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Apartment