

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

28 Oloughlan Street, Ormond Vic 3204

Indicative selling price

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

Range between \$2,900,000

&

\$3,050,000

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	1003 Glen Huntly Rd CAULFIELD 3162	\$3,001,000	09/09/2023
2	25 Kean St CAULFIELD SOUTH 3162	\$3,000,000	15/08/2023
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:

05/02/2024 11:58



4 3 2

Property Type: House

Land Size: 802 sqm approx

Agent Comments

Comparable Properties



1003 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

5 2 2

Price: \$3,001,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 598 sqm approx



25 Kean St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

5 2 3

Price: \$3,000,000

Method: Sold Before Auction

Date: 15/08/2023

Property Type: House (Res)

Land Size: 726 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.