

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

4 Newham Grove, Ormond Vic 3204

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Ormond

Period - From

01/10/2018

to

30/09/2019

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	37 Stewart St ORMOND 3204	\$1,450,000	21/09/2019
2	26 Grey St CAULFIELD SOUTH 3162	\$1,406,000	24/11/2019
3	151 Oakleigh Rd CARNEGIE 3163	\$1,335,000	10/08/2019

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:

02/12/2019 13:34



Property Type: House

Land Size: 764 sqm approx

Agent Comments

Magnificent 1920's character, a prime Village position and GRZ1 zoning suggest a multitude of possibilities for this handsome Californian Bungalow on 764sqm. Harness its early refinement and explore its renovation/extension (STCA) potential as a family home or entertain ideas under GRZ1 for medical or professional rooms in this convenient Village location.

Comparable Properties



37 Stewart St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 4

Property Type: House (Res)

Land Size: 664 sqm approx



26 Grey St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,406,000

Method: Auction Sale

Date: 24/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 580 sqm approx



151 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,335,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 686 sqm approx