

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

54 Malane Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Ormond

Period - From 01/10/2020

to 31/12/2020

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	21 Malane St ORMOND 3204	\$1,750,000	18/02/2021
2	76 Miller St CARNEGIE 3163	\$1,707,500	28/01/2021
3	181 Kambrook Rd CAULFIELD 3162	\$1,620,000	17/02/2021

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:

07/04/2021 09:37

54 Malane Street, Ormond Vic 3204

**Jellis
Craig**

Trent Collie

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3 2 2

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Much loved 3 bedroom 2 bathroom family treasure on 674sqm approx. enjoying beautiful northern aspects to the 3 superb living areas, a tasteful kitchen/meals, a sun drenched rear garden & a secure tandem carport. Opposite Gunn Reserve in the Caulfield South PS zone.

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2020: \$1,502,500

Comparable Properties



21 Malane St ORMOND 3204 (REI)

Agent Comments

5 2 4

Price: \$1,750,000

Method: Private Sale

Date: 18/02/2021

Rooms: 6

Property Type: House

Land Size: 660 sqm approx



76 Miller St CARNEGIE 3163 (REI)

Agent Comments

4 2 4

Price: \$1,707,500

Method: Private Sale

Date: 28/01/2021

Property Type: House

Land Size: 600 sqm approx



181 Kambrook Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2 1 3

Price: \$1,620,000

Method: Sold Before Auction

Date: 17/02/2021

Rooms: 4

Property Type: House (Res)

Land Size: 626 sqm approx

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