

# 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

10b Tyrone Street, Ormond Vic 3204

### Indicative selling price

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

Range between \$1,790,000

&

\$1,890,000

### Median sale price

Median price \$813,250

Property Type Unit

Suburb Ormond

Period - From 01/01/2020

to 31/03/2020

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	21b Tyrone St ORMOND 3204	\$1,900,000	13/02/2020
2	4b Spring Rd CAULFIELD SOUTH 3162	\$1,850,000	27/02/2020
3	15b Charles St BENTLEIGH EAST 3165	\$1,825,000	15/02/2020

**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:

02/07/2020 09:41



**Property Type:** Townhouse

**Agent Comments**

The pre-purchase opportunity of a lifetime, 500m to the College, this 4 bed & study, 4.5 bath home has living on each level, multiple suites, Miele & BBQ kitchens, & a gated double garage.

**Indicative Selling Price**

\$1,790,000 - \$1,890,000

**Median Unit Price**

March quarter 2020: \$813,250

## Comparable Properties



**21b Tyrone St ORMOND 3204 (REI/VG)**

**Agent Comments**



**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 13/02/2020

**Property Type:** Townhouse (Single)

**Land Size:** 410 sqm approx



**4b Spring Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**



**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 27/02/2020

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:** 320 sqm approx



**15b Charles St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**



**Price:** \$1,825,000

**Method:** Sold Before Auction

**Date:** 15/02/2020

**Property Type:** Townhouse (Res)

**Land Size:** 358 sqm approx