Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 25 Bethell Street, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,850,000								
Median sale price									
Median price	\$1,792,000	Pro	operty Type Hou	ISE	Suburb	Ormond			
Period - From	01/07/2023	to	30/06/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	61 Draper St ORMOND 3204	\$1,820,000	03/07/2024
2	22 Hall St MCKINNON 3204	\$1,820,000	01/06/2024
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:

19/09/2024 10:38







Property Type: House (Previously Occupied - Detached) Land Size: 691 sqm approx Agent Comments Indicative Selling Price \$1,850,000 Median House Price Year ending June 2024: \$1,792,000

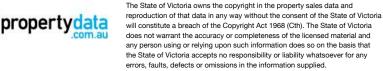
Comparable Properties

61 Draper St ORMOND 3204 (REI/VG) 4 1 2 Price: \$1,820,000 Method: Private Sale Date: 03/07/2024 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
22 Hall St MCKINNON 3204 (REI/VG) 4 2 1 Price: \$1,820,000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res) Land Size: 657 sqm approx	Agent Comments

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.