

# 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

25 Bethell Street, Ormond Vic 3204

### Indicative selling price

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

Single price

\$1,850,000

### Median sale price

Median price

\$1,792,000

Property Type

House

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 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	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)

Agent Comments



**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 03/07/2024  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



22 Hall St MCKINNON 3204 (REI/VG)

Agent Comments



**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 657 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.