

# 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

14 Fraser 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,475,000

Property Type House

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	29 Aileen Av CAULFIELD SOUTH 3162	\$1,085,000	21/06/2020
2	22a Wattle Av GLEN HUNTLY 3163	\$1,000,000	20/06/2020
3	52a Burrindi Rd CAULFIELD SOUTH 3162	\$990,000	21/03/2020

**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:

07/07/2020 11:16



**Property Type:** House

**Agent Comments**

This engaging 2 bedroom Art Deco one of a pair is rich in character and warm with modern comfort. Enjoying 2 double bedrooms, a charming lounge or potential 3rd bed (gas fire), period style bathroom/laundry (claw foot bath), modern timber kitchen and light filled living & dining

## Comparable Properties



**29 Aileen Av CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**



**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 21/06/2020

**Rooms:** 4

**Property Type:** House (Res)



**22a Wattle Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**



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

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** House (Res)



**52a Burrindi Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**



**Price:** \$990,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House