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

1/128 Wheatley Road, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,237,500	Pro	operty Type	Том	nhouse		Suburb	Ormond
Period - From	15/10/2023	to	14/10/2024		So	urce	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	4/22 Rigby Av CARNEGIE 3163	\$1,185,000	12/10/2024
2	7/38 Union St BRIGHTON EAST 3187	\$1,350,000	29/08/2024
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:

15/10/2024 10:14









Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median Townhouse Price** 15/10/2023 - 14/10/2024: \$1,237,500

Comparable Properties



4/22 Rigby Av CARNEGIE 3163 (REI) 2 2



Price: \$1,185,000 Method: Auction Sale Date: 12/10/2024 Property Type: Townhouse (Res) Agent Comments



7/38 Union St BRIGHTON EAST 3187 (REI)

6 2 2

Agent Comments

Price: \$1,350,000 Method: Sold Before Auction

- 3

Date: 29/08/2024 Property Type: Townhouse (Res) Land Size: 191 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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

propertydata



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