

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,237,500

Property Type Townhouse

Suburb Ormond

Period - From 15/10/2023

to

14/10/2024

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 | 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



3 2 3

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)

Agent Comments

3 2 2

Price: \$1,185,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Townhouse (Res)



7/38 Union St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Sold Before Auction

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.

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