

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

9a Walsh Street, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Ormond

Period - From 01/04/2022

to 31/03/2023

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	2/35 Draper St ORMOND 3204	\$1,598,000	25/03/2023
2	59 Oakleigh Rd CARNEGIE 3163	\$1,570,000	11/02/2023
3	11c Elizabeth Cr CARNEGIE 3163	\$1,520,000	03/04/2023

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:

30/05/2023 10:43



4 2 2

Property Type: Townhouse

Land Size: 274 sqm approx

Agent Comments

Comparable Properties



2/35 Draper St ORMOND 3204 (REI)

Agent Comments

5 3 2

Price: \$1,598,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)



59 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,570,000

Method: Auction Sale

Date: 11/02/2023

Property Type: Townhouse (Res)



11c Elizabeth Cr CARNEGIE 3163 (REI)

Agent Comments

4 3 1

Price: \$1,520,000

Method: Private Sale

Date: 03/04/2023

Property Type: Townhouse (Single)