

# 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

45 Stewart 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 \$1,300,000

&

\$1,400,000

### 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	5 Gwendoline Av BENTLEIGH 3204	\$1,400,000	25/03/2020
2	4 Newham Gr ORMOND 3204	\$1,360,000	07/12/2019
3	1 Ormond Rd ORMOND 3204	\$1,300,000	19/03/2020

**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:

08/05/2020 10:50

45 Stewart Street, Ormond Vic 3204

**Jellis  
Craig**

Nick Renna

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nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2020: \$1,475,000



 3  1  2

**Property Type:** House

**Land Size:** 663 sqm approx

**Agent Comments**

On 663sqm approx. of prime McKinnon Secondary College zoned land, this original 3 bedroom Californian Bungalow sweetheart has a plethora of options up its sleeve. Solid brick with gorgeous period detail from its bluebird leadlights, high ornate ceilings and exposed brick fireplaces

## Comparable Properties



**5 Gwendoline Av BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 25/03/2020

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**4 Newham Gr ORMOND 3204 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 07/12/2019

**Property Type:** House

**Land Size:** 764 sqm approx



**1 Ormond Rd ORMOND 3204 (REI)**

**Agent Comments**

 3  1  4

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 19/03/2020

**Property Type:** House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.