

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

6 Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,850,000

&

\$1,900,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Ormond

Period - From 01/10/2019

to 30/09/2020

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	46 Moore St CAULFIELD SOUTH 3162	\$1,925,000	05/11/2020
2	39 Windsor Av MCKINNON 3204	\$1,890,000	19/12/2020
3	2 Patterson St CARNEGIE 3163	\$1,805,000	19/12/2020

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:

13/01/2021 15:31



Property Type: House (Res)

Land Size: 767 sqm approx

Agent Comments

Comparable Properties



46 Moore St CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**



Price: \$1,925,000

Method: Sold Before Auction

Date: 05/11/2020

Property Type: House (Res)

Land Size: 677 sqm approx



39 Windsor Av MCKINNON 3204 (REI)

Agent Comments



Price: \$1,890,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 604 sqm approx



2 Patterson St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,805,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 600 sqm approx