

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

6/32 Newham Grove, Ormond Vic 3204

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$647,500 Property Type Unit Suburb Ormond

Period - From 01/10/2020 to 31/12/2020 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	6/36 Moonya Rd CARNEGIE 3163	\$320,000	03/09/2020
2	1/9 Mimosa Rd CARNEGIE 3163	\$320,000	20/12/2020
3	8/17 Arnott St ORMOND 3204	\$317,000	02/11/2020

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:

09/02/2021 16:19



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

December quarter 2020: \$647,500

Comparable Properties

6/36 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$320,000

Method: Private Sale

Date: 03/09/2020

Rooms: 2

Property Type: Apartment



1/9 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$320,000

Method: Auction Sale

Date: 20/12/2020

Property Type: Apartment



8/17 Arnott St ORMOND 3204 (REI)

Agent Comments

 1  1  1

Price: \$317,000

Method: Sold Before Auction

Date: 02/11/2020

Rooms: 2

Property Type: Apartment