

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

700 North Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,788,500

Property Type House

Suburb Ormond

Period - From 01/10/2023

to

30/09/2024

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	212 Tucker Rd MCKINNON 3204	\$1,500,000	22/08/2024
2	55 Carlyon St ORMOND 3204	\$1,326,000	17/06/2024
3	39 Strathmore St BENTLEIGH 3204	\$1,565,000	04/05/2024

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:

31/10/2024 14:45



Rooms: 4

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Comparable Properties



212 Tucker Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 22/08/2024

Property Type: House



55 Carlyon St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,326,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 534 sqm approx



39 Strathmore St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,565,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 559 sqm approx