

# 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

1 Malane 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 \$1,400,000

&

\$1,490,000

### Median sale price

Median price \$1,686,000

Property Type House

Suburb Ormond

Period - From 14/01/2024

to 13/01/2025

Source Property Data

### 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	23 Teak St CAULFIELD SOUTH 3162	\$1,430,000	10/11/2024
2	1/26 Amelia St MCKINNON 3204	\$1,401,500	26/10/2024
3			

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:

14/01/2025 10:56

1 Malane Street, Ormond Vic 3204

**Jellis  
Craig**

Sarah Gursansky  
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**Indicative Selling Price**

\$1,400,000 - \$1,490,000

**Median House Price**

14/01/2024 - 13/01/2025: \$1,686,000



 3  2  3

**Property Type:**

Agent Comments

## Comparable Properties



**23 Teak St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 10/11/2024

**Property Type:** House (Res)



**1/26 Amelia St MCKINNON 3204 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,401,500

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Townhouse (Res)

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.

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



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