Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	6/30 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between	\$295,000	&	\$320,000
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Median sale price

Median price	\$603,500	Pro	perty Type	Jnit		Suburb	Ormond
Period - From	01/10/2023	to	30/09/2024	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	7/28 Lillimur Rd ORMOND 3204	\$320,000	07/12/2024
2	2/9 Waratah Av GLEN HUNTLY 3163	\$298,000	22/10/2024
3	7/123 Grange Rd GLEN HUNTLY 3163	\$310,000	02/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/01/2025 15:00





Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$295,000 - \$320,000 Median Unit Price Year ending September 2024: \$603,500



Property Type: Apartment

Comparable Properties



7/28 Lillimur Rd ORMOND 3204 (REI)

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Price: \$320,000 Method: Auction Sale Date: 07/12/2024 Property Type: Unit **Agent Comments**



2/9 Waratah Av GLEN HUNTLY 3163 (REI/VG)

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Price: \$298,000

Method: Sold Before Auction

Date: 22/10/2024

Property Type: Apartment

Agent Comments



7/123 Grange Rd GLEN HUNTLY 3163 (REI/VG)

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Price: \$310,000 Method: Private Sale Date: 02/09/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500





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