Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Carcoola Court, Ormond Vic 3204

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|---------------|-----|-----------------|--|-------------|------|--------|--------|
| Range betweer | n \$1,900,000 | | & | | \$2,000,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,900,000 | Pro | Property Type H | | House | | Suburb | Ormond |
| Period - From | 01/10/2024 | to | 31/12/2024 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 10 Anderson Av BENTLEIGH EAST 3165 | \$2,050,000 | 09/12/2024 |
| 2 | 1 Ellindale Av MCKINNON 3204 | \$1,905,000 | 26/10/2024 |
| 3 | 6 Ellen St BENTLEIGH EAST 3165 | \$1,950,000 | 24/10/2024 |

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:

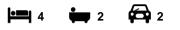
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Jack Liu 9593 4500 0420 222 639





Property Type: House

_____\$1

Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price December quarter 2024: \$1,900,000

jackliu@jelliscraig.com.au

Comparable Properties

| 10 Anderson Av BENTLEIGH EAST 3165 (REI) 1 1 1 2 2 Price: \$2,050,000 Method: Private Sale Date: 09/12/2024 Property Type: House Land Size: 650 sqm approx | Agent Comments |
|--|----------------|
| 1 Ellindale Av MCKINNON 3204 (REI/VG) 1 <td< td=""><td>Agent Comments</td></td<> | Agent Comments |
| 6 Ellen St BENTLEIGH EAST 3165 (REI/VG) 4 2 3 Price: \$1,950,000 Method: Sold Before Auction Date: 24/10/2024 Property Type: House (Res) Land Size: 581 sqm approx | Agent Comments |

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



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