

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

3 Carcoola Court, Ormond Vic 3204

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,900,000 Property Type House Suburb Ormond

Period - From 01/10/2024 to 31/12/2024 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	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:

04/02/2025 14:20



Property Type: House

Comparable Properties



10 Anderson Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$2,050,000

Method: Private Sale

Date: 09/12/2024

Property Type: House

Land Size: 650 sqm approx



1 Ellindale Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,905,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 694 sqm approx



6 Ellen St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: House (Res)

Land Size: 581 sqm approx

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