

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

4/1 Parker Street, Ormond Vic 3204

Indicative selling price

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

Single price \$815,000

Median sale price

Median price \$686,000

Property Type Unit

Suburb Ormond

Period - From 01/10/2019

to 30/09/2020

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	3/81-85 Rosanna St CARNEGIE 3163	\$837,500	24/10/2020
2	1/102 Oakleigh Rd CARNEGIE 3163	\$817,000	26/10/2020
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:

27/11/2020 10:56



 3  1  2

Property Type: Villa

Agent Comments

Indicative Selling Price

\$815,000

Median Unit Price

Year ending September 2020: \$686,000

Comparable Properties



3/81-85 Rosanna St CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$837,500

Method: Auction Sale

Date: 24/10/2020

Rooms: 4

Property Type: Villa



1/102 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$817,000

Method: Private Sale

Date: 26/10/2020

Property Type: Apartment

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.