

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 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,025,000

&

\$1,125,000

Median sale price

Median price \$686,000

Property Type Unit

Suburb Ormond

Period - From 01/07/2019

to 30/06/2020

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 | 2/26 Loranne St BENTLEIGH 3204 | \$1,185,000 | 12/06/2020 |
| 2 | 49 Stewart St ORMOND 3204 | \$1,060,000 | 10/07/2020 |
| 3 | 1/4 Moylan St BENTLEIGH EAST 3165 | \$1,010,000 | 11/08/2020 |

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:

09/10/2020 13:16

1 Queen Street, Ormond Vic 3204

**Jellis
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,025,000 - \$1,125,000

Median Unit Price

Year ending June 2020: \$686,000



3 2 2

Property Type: House

Land Size: 445 sqm approx

Agent Comments

Comparable Properties



2/26 Lorraine St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 4

Price: \$1,185,000

Method: Private Sale

Date: 12/06/2020

Property Type: Townhouse (Single)



49 Stewart St ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Sold Before Auction

Date: 10/07/2020

Property Type: House (Res)



1/4 Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,010,000

Method: Private Sale

Date: 11/08/2020

Property Type: House (Res)

Land Size: 363 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.