

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

2/46 Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Ormond

Period - From 01/07/2021

to 30/09/2021

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	4/64 Lillimur Rd ORMOND 3204	\$1,066,000	12/08/2021
2	1/239 Booran Rd CAULFIELD SOUTH 3162	\$1,061,000	20/06/2021
3	15/3 Adelaide St MCKINNON 3204	\$1,029,000	13/08/2021

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:

24/11/2021 17:30

2/46 Wheeler Street, Ormond Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2021: \$700,000



4 3 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 209 sqm sqm approx

Agent Comments

Comparable Properties



4/64 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,066,000

Method: Sold Before Auction

Date: 12/08/2021

Property Type: Townhouse (Res)



1/239 Booran Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 1

Price: \$1,061,000

Method: Auction Sale

Date: 20/06/2021

Property Type: Unit



15/3 Adelaide St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,029,000

Method: Private Sale

Date: 13/08/2021

Property Type: Townhouse (Single)

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



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