## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47 AF of the Estate Agents Act 1980				
Property offered for sale					
Address Including suburb and postcode	ncluding suburb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$275,000	&	\$295,000			
Median sale price*					
Median price	Property Type	Si	uburb Ormond		
Period - From	to	Source			
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 10/17 Arnott St ORMOND 3204			\$295,000	20/10/2023	
2 7/4 Holloway St ORMOND 3204			\$285,000	04/09/2023	
3 4/50 Tranmere Av CARNEGIE 3163			\$280,000	10/10/2023	
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: 16/11/2023 12:25					
* When this Statement of Information was prepared, publicly available information providing median sale					



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$275,000 - \$295,000 No median price available

## Comparable Properties



10/17 Arnott St ORMOND 3204 (REI)

Price: \$295,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: Apartment

**Agent Comments** 



7/4 Holloway St ORMOND 3204 (REI/VG)



Price: \$285,000 Method: Private Sale Date: 04/09/2023

Property Type: Apartment

Agent Comments



4/50 Tranmere Av CARNEGIE 3163 (REI)



Price: \$280.000

Date: 10/10/2023 Property Type: Apartment

Method: Private Sale

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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