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

7 Malua Street, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,450,000		&		\$1,550,000					
Median sale price										
Median price	\$1,900,000	Pro	operty Type	Hou	ise		Suburb	Ormond		
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	411 North Rd CAULFIELD SOUTH 3162	\$1,500,000	29/11/2024
2	700 North Rd ORMOND 3204	\$1,545,000	23/11/2024
3	170 Jasper Rd BENTLEIGH 3204	\$1,490,000	22/11/2024

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:

18/02/2025 09:00





Trent Collie





Property Type: House

9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2024: \$1,900,000

Comparable Properties

tertise	411 North Rd CAULFIELD SOUTH 3162 (REI) Image: 5 Image: 3 7 Image: 3 9 3 Price: \$1,500,000 Method: Sold Before Auction Date: 29/11/2024 Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments
	700 North Rd ORMOND 3204 (REI/VG) Image: State of the sta	Agent Comments
	170 Jasper Rd BENTLEIGH 3204 (REI/VG) 3 1 2 Price: \$1,490,000 Method: Private Sale Date: 22/11/2024 Property Type: House Land Size: 665 sqm approx	Agent Comments

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



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