

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

6 Tyrone Street, Ormond Vic 3204

Indicative selling price

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

Single price

\$1,699,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Ormond

Period - From

01/10/2022

to

31/12/2022

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	18 Maud St ORMOND 3204	\$1,700,000	17/09/2022
2	79 Wheatley Rd MCKINNON 3204	\$1,700,000	06/09/2022
3	43 Leopold St CAULFIELD SOUTH 3162	\$1,670,000	09/09/2022

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:

02/02/2023 15:08

6 Tyrone Street, Ormond Vic 3204

Jellis Craig

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,699,000

Median House Price

December quarter 2022: \$1,800,000



3 1 1

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



18 Maud St ORMOND 3204 (REI/VG)

Agent Comments

4 1 5

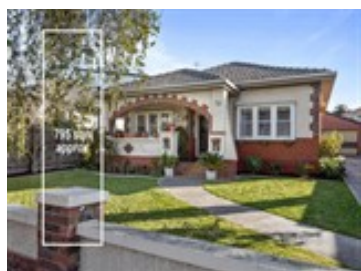
Price: \$1,700,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 610 sqm approx



79 Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

2 1 4

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2022

Property Type: House (Res)

Land Size: 795 sqm approx



43 Leopold St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 2

Price: \$1,670,000

Method: Sold Before Auction

Date: 09/09/2022

Property Type: House (Res)

Land Size: 627 sqm approx

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



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