

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

5 Arnott Street Ormond VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,633,500

Property type

House

Suburb

Ormond

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

25 Field Street McKinnon VIC 3204	\$1,685,500	21-May-20
28 Narrawong Road Caulfield South VIC 3162	\$1,610,000	17-Jun-20

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 6 months.

This Statement of Information was prepared on: 30 October 2020



25 Field Street McKinnon VIC 3204 Sold Price **\$1,685,500** Sold Date **21-May-20**

 4  2  2

Distance **1.1km**



28 Narrawong Road Caulfield South VIC 3162 Sold Price **\$1,610,000** Sold Date **17-Jun-20**

 3  2  2

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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