

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

4 Newham Grove, Ormond Vic 3204

Indicative selling price

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

Range between \$2,330,000 & \$2,400,000

Median sale price

Median price \$1,820,000 Property Type House Suburb Ormond

Period - From 10/11/2021 to 09/11/2022 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	10 Huntley Rd BENTLEIGH 3204	\$2,415,050	02/09/2022
2	17 James St GLEN HUNTLY 3163	\$2,400,000	03/09/2022
3	21 Parker St ORMOND 3204	\$2,292,000	22/10/2022

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: 10/11/2022 13:36

4 Newham Grove, Ormond Vic 3204



5 3 2

Property Type: House (Res)

Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price

\$2,330,000 - \$2,400,000

Median House Price

10/11/2021 - 09/11/2022: \$1,820,000

Comparable Properties



10 Huntley Rd BENTLEIGH 3204 (REI)

Agent Comments

6 3 2

Price: \$2,415,050

Method: Sold Before Auction

Date: 02/09/2022

Property Type: House (Res)

Land Size: 562 sqm approx



17 James St GLEN HUNTLY 3163 (REI)

Agent Comments

4 2 2

Price: \$2,400,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)

Land Size: 676 sqm approx



21 Parker St ORMOND 3204 (REI)

Agent Comments

5 2 2

Price: \$2,292,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 666 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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