Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$1,820,000	Pro	perty Type	louse		Suburb	Ormond
Period - From	10/11/2021	to	09/11/2022	S	ource	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

Add	dress 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 comparableproperties 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









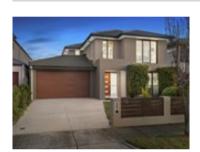


Property Type: House (Res) Land Size: 768 sqm approx

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)



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Price: \$2,415,050

Method: Sold Before Auction

Date: 02/09/2022

Property Type: House (Res) Land Size: 562 sqm approx

Agent Comments



17 James St GLEN HUNTLY 3163 (REI)







Price: \$2,400,000 Method: Auction Sale Date: 03/09/2022

Property Type: House (Res) Land Size: 676 sqm approx Agent Comments



21 Parker St ORMOND 3204 (REI)





Price: \$2,292,000 Method: Auction Sale Date: 22/10/2022

Property Type: House (Res) Land Size: 666 sqm approx **Agent Comments**

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