

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

20 O'Loughlan Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,841,000

Property Type House

Suburb Ormond

Period - From 23/11/2020

to

22/11/2021

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	3 Hall St MCKINNON 3204	\$2,050,000	09/10/2021
2	9 Pearce St CAULFIELD SOUTH 3162	\$2,000,000	28/10/2021
3	37 Oloughlan St ORMOND 3204	\$1,880,000	06/11/2021

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:

23/11/2021 17:20



3 2 2

Property Type: House
Land Size: 722 sqm approx
Agent Comments
Land size approx.

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
23/11/2020 - 22/11/2021: \$1,841,000

Comparable Properties



3 Hall St MCKINNON 3204 (REI)

Agent Comments

4 1 2

Price: \$2,050,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 650 sqm approx



9 Pearce St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 1

Price: \$2,000,000
Method: Auction Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 662 sqm approx



37 Oloughlan St ORMOND 3204 (REI)

Agent Comments

3 2 1

Price: \$1,880,000
Method: Sold Before Auction
Date: 06/11/2021
Property Type: House (Res)