

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

696 North Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,840,500

Property Type House

Suburb Ormond

Period - From 01/01/2023

to 31/12/2023

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	168 Jasper Rd BENTLEIGH 3204	\$1,465,000	09/11/2023
2			
3			

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:

13/02/2024 11:01

696 North Road, Ormond Vic 3204



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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2023: \$1,840,500



3 1 2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Comparable Properties



168 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,465,000
Method: Private Sale
Date: 09/11/2023
Property Type: House

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.

Account - Jellis Craig | P: 03 9593 4500



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