

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

1, 2, 3/20 Wheeler Street, Ormond Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$600,000

House

Unit

X

Suburb

Ormond

Period - From 01/10/2018

to

31/12/2018

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	23a Collins St ORMOND 3204	\$1,323,500	23/03/2019
2	2b Hunter St CARNEGIE 3163	\$1,250,000	13/04/2019
3	1/10 Scotts St BENTLEIGH 3204	\$1,170,000	30/03/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
December quarter 2018: \$600,000

Comparable Properties



23a Collins St ORMOND 3204 (REI)

Agent Comments



Price: \$1,323,500
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Townhouse (Res)



2b Hunter St CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 13/04/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 308 sqm approx



1/10 Scotts St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,170,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Townhouse (Res)