

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	1, 2, 3/20 Wheeler Street, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

\$1,320,000

Median sale price

Median price	\$600,000	Hou	se	Unit	Х	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.

Add	dress 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.

Account - VICPROP





Generated: 17/04/2019 17:30











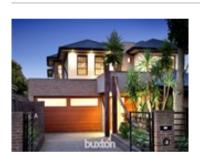
Rooms:

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)

•==







Price: \$1,323,500 **Method:** Auction Sale **Date:** 23/03/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2b Hunter St CARNEGIE 3163 (REI)

•==







Price: \$1,250,000 Method: Auction Sale Date: 13/04/2019

Rooms: 5

Property Type: Townhouse (Res) **Land Size:** 308 sqm approx

Agent Comments





43 瞴 2 🍎

Price: \$1,170,000 **Method:** Auction Sale **Date:** 30/03/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP





Generated: 17/04/2019 17:30