

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

1/47 Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$628,500

Property Type

Unit

Suburb

Ormond

Period - From

01/04/2024

to

30/06/2024

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	13/15 Vickery St BENTLEIGH 3204	\$730,000	10/09/2024
2	4/1 Bleazby St BENTLEIGH 3204	\$835,000	24/08/2024
3	2/27 Nicholson St BENTLEIGH 3204	\$838,000	14/08/2024

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:

01/10/2024 11:05

1/47 Wheeler Street, Ormond Vic 3204

**Jellis
Craig**

Jack Liu

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

June quarter 2024: \$628,500



 2  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



13/15 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$730,000

Method: Sold Before Auction

Date: 10/09/2024

Property Type: Apartment



4/1 Bleazby St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$835,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Townhouse (Res)



2/27 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$838,000

Method: Private Sale

Date: 14/08/2024

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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