Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/22 Walsh Street, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$510,000								
Median sale price									
Median price	\$618,000	Property Type Unit			Suburb	Ormond			
Period - From	01/10/2020	to	30/09/2021	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/22 Walsh St ORMOND 3204	\$515,000	03/09/2021
2	3/5 Walsh St ORMOND 3204	\$507,000	26/06/2021
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:

29/10/2021 10:48





Myron Ching

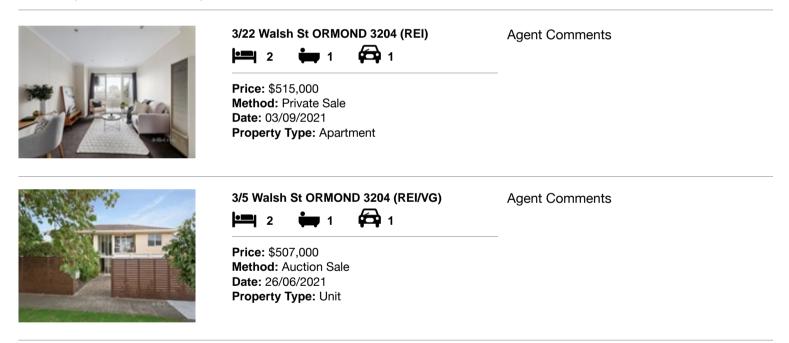




Property Type: Apartment **Land Size:** 70 sqm approx Agent Comments 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$510,000 Median Unit Price Year ending September 2021: \$618,000

Comparable Properties



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

propertydata



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