

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

2/22 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Single price

\$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 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 | 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

2/22 Walsh Street, Ormond Vic 3204

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$510,000

Median Unit Price

Year ending September 2021: \$618,000



 2  1  1

Property Type: Apartment

Land Size: 70 sqm approx

Agent Comments

Comparable Properties



3/22 Walsh St ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 03/09/2021

Property Type: Apartment



3/5 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$507,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Unit

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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