

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

33 Collins Street, Ormond Vic 3204

Indicative selling price

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

Range between \$680,000

&

\$725,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Ormond

Period - From 01/04/2021

to 31/03/2022

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	1/23-25 Charles St BENTLEIGH EAST 3165	\$740,000	19/02/2022
2	2/148 Grange Rd CARNEGIE 3163	\$707,500	15/12/2021
3	10/61 Lees St MCKINNON 3204	\$680,000	10/05/2022

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:

13/05/2022 14:51



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Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/23-25 Charles St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit



2/148 Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$707,500

Method: Private Sale

Date: 15/12/2021

Property Type: Unit



10/61 Lees St MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 10/05/2022

Property Type: Apartment