

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

1/13 Murray Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$2,078,000

Property Type House

Suburb Ormond

Period - From 01/07/2023

to 30/09/2023

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	104a Wheatley Rd MCKINNON 3204	\$2,100,000	28/10/2023
2	74 Whitmuir Rd MCKINNON 3204	\$2,052,000	21/10/2023
3	16a Hodder St BRIGHTON EAST 3187	\$1,906,000	27/05/2023

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:

06/11/2023 13:11



5 4 2

Property Type: House

Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

September quarter 2023: \$2,078,000

Comparable Properties



104a Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 28/10/2023

Property Type: Townhouse (Res)



74 Whitmuir Rd MCKINNON 3204 (REI)

Agent Comments

4 2 1

Price: \$2,052,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 448 sqm approx



16a Hodder St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 3 3

Price: \$1,906,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)

Land Size: 285 sqm approx