

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

21 Parker Street, Ormond Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,692,250 Property Type House Suburb Ormond

Period - From 01/04/2022 to 30/06/2022 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	4 Alison St MCKINNON 3204	\$2,129,000	14/05/2022
2	34 Walsh St ORMOND 3204	\$2,105,000	26/03/2022
3	51 Mckinnon Rd MCKINNON 3204	\$2,000,000	17/06/2022

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:

23/08/2022 14:13



Property Type: House (Previously Occupied - Detached)
Land Size: 657 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 June quarter 2022: \$1,692,250

Comparable Properties



4 Alison St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$2,129,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 505 sqm approx



34 Walsh St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$2,105,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 661 sqm approx



51 McKinnon Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 605 sqm approx