## 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 21 Parker Street, Ormond Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,692,250	Pro	operty Type	Hous	se		Suburb	Ormond
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress 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



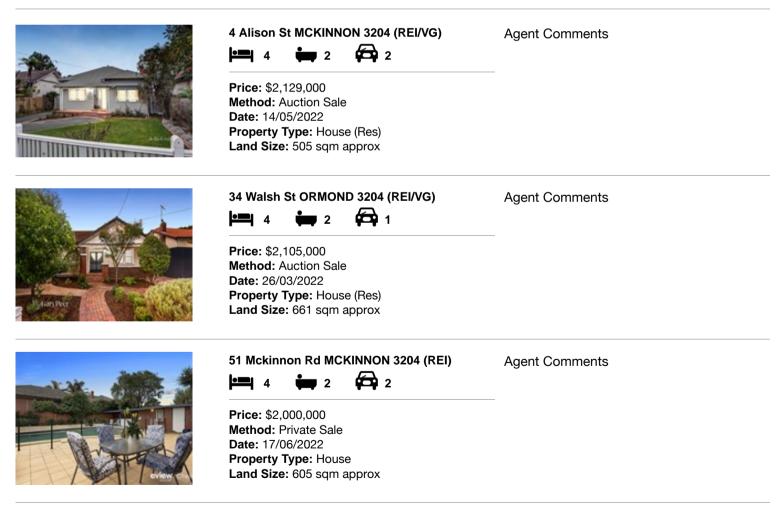
21 Parker Street, Ormond Vic 3204





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**



#### Account - The Agency Port Phillip | P: 03 8578 0388



propertydata

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