

# 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

15 Tyrone Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$2,000,000

### Median sale price

Median price \$1,780,000

Property Type House

Suburb Ormond

Period - From 01/01/2021

to

31/03/2021

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	45 Bethell St ORMOND 3204	\$1,850,000	24/05/2021
2	4 Carlton St MCKINNON 3204	\$1,895,000	22/05/2021
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:

18/06/2021 10:58

15 Tyrone Street, Ormond Vic 3204

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median House Price**

March quarter 2021: \$1,780,000



 4  3  1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**45 Bethell St ORMOND 3204 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 24/05/2021

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**4 Carlton St MCKINNON 3204 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,895,000

**Method:** Sold Before Auction

**Date:** 22/05/2021

**Property Type:** House (Res)

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 | F: 03 9557 7604