

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

15b Florence Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,424,000

Property Type House

Suburb Ormond

Period - From 01/01/2019

to

31/12/2019

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	1/4 Ulupna Rd ORMOND 3204	\$1,265,000	30/11/2019
2	1/15 Malane St BENTLEIGH EAST 3165	\$1,235,000	07/09/2019
3	1/85 Oakleigh Rd CARNEGIE 3163	\$1,206,000	07/12/2019

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:

06/02/2020 22:08

15b Florence Street, Ormond Vic 3204

**Jellis
Craig**

Ari Levin

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2019: \$1,424,000



4 2 2

Property Type: Townhouse

Land Size: 280 sqm approx

Agent Comments

Comparable Properties



1/4 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

3 3 2

Price: \$1,265,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)



1/15 Malane St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,235,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)



1/85 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,206,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 4

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.