

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

23 Stewart Street, Ormond Vic 3204

Indicative selling price

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

Single price

\$2,325,000

Median sale price

Median price

\$1,880,000

Property Type

House

Suburb

Ormond

Period - From

12/09/2021

to

11/09/2022

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	11 Norman St MCKINNON 3204	\$2,350,000	30/06/2022
2	4 Lansdown St BRIGHTON EAST 3187	\$2,270,000	19/08/2022
3	1 Lysbeth St MCKINNON 3204	\$2,202,000	27/08/2022

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:

12/09/2022 09:48

23 Stewart Street, Ormond Vic 3204

Jellis Craig

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$2,325,000

Median House Price

12/09/2021 - 11/09/2022: \$1,880,000



4 2 2

Property Type: House

Land Size: 690 sqm approx

Agent Comments

Comparable Properties



11 Norman St MCKINNON 3204 (REI)

Agent Comments

5 3 3

Price: \$2,350,000

Method: Private Sale

Date: 30/06/2022

Property Type: House

Land Size: 561 sqm approx



4 Lansdown St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,270,000

Method: Sold Before Auction

Date: 19/08/2022

Property Type: House (Res)

Land Size: 761 sqm approx



1 Lysbeth St MCKINNON 3204 (REI)

Agent Comments

4 2 3

Price: \$2,202,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House

Land Size: 580 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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