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	32 Thompson Street, Ormond Vic 3204

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,762,500 Property Type House Suburb Ormond

Period - From 06/10/2020 to 05/10/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

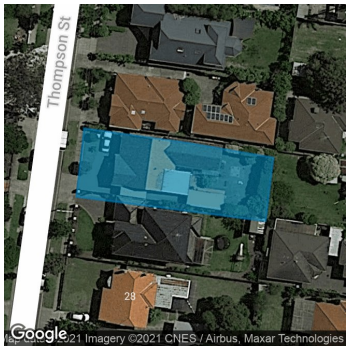
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Arnott St ORMOND 3204	$1,810,000	10/07/2021
2	887 Glen Huntly Rd CAULFIELD 3162	$1,730,000	19/06/2021
3	72 Filbert St CAULFIELD SOUTH 3162	$1,700,000	05/05/2021

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: 06/10/2021 18:26



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Property Type:
Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
06/10/2020 - 05/10/2021: $1,762,500

Comparable Properties



12 Arnott St ORMOND 3204 (REI/VG)

5 2 2

Agent Comments

Price: $1,810,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 748 sqm approx



887 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

4 3 1

Agent Comments

Price: $1,730,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)



72 Filbert St CAULFIELD SOUTH 3162 (REI/VG)

4 2 2

Agent Comments

Price: $1,700,000
Method: Private Sale
Date: 05/05/2021
Property Type: House
Land Size: 51 sqm approx

Account - Jellis Craig | P: 03 9194 1200

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