

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

1/9 Bethell Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,180,000 Property Type Townhouse Suburb Ormond

Period - From 27/02/2023 to 26/02/2024 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	1b Oakleigh Rd CARNEGIE 3163	\$1,200,000	18/02/2024
2	2/716 North Rd ORMOND 3204	\$1,163,500	11/11/2023
3	2/558 Centre Rd BENTLEIGH 3204	\$1,110,000	18/11/2023

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:

27/02/2024 21:28

1/9 Bethell Street, Ormond Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

27/02/2023 - 26/02/2024: \$1,180,000



3 2 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



1b Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Sold After Auction

Date: 18/02/2024

Property Type: Townhouse (Single)



2/716 North Rd ORMOND 3204 (REI)

Agent Comments

3 3 1

Price: \$1,163,500

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)



2/558 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,110,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

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



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