

# 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

44 Queen 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb Ormond

Period - From 01/04/2023

to

30/06/2023

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 | 3 Adam St BENTLEIGH 3204       | \$1,750,000 | 19/07/2023   |
| 2 | 5 Campbell St BENTLEIGH 3204   | \$1,730,000 | 09/06/2023   |
| 3 | 1 Moonya Rd CARNEGIE 3163      | \$1,700,000 | 06/09/2023   |

**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:

11/09/2023 16:15

44 Queen Street, Ormond Vic 3204

**Jellis  
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

June quarter 2023: \$2,150,000



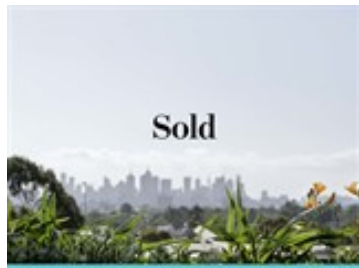
 3  1  2

**Property Type:** House

**Land Size:** 694 sqm approx

**Agent Comments**

## Comparable Properties



**3 Adam St BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 19/07/2023

**Property Type:** House



**5 Campbell St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,730,000

**Method:** Sold Before Auction

**Date:** 09/06/2023

**Property Type:** House (Res)

**Land Size:** 732 sqm approx



**1 Moonya Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 3  2  4

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 06/09/2023

**Property Type:** House

**Land Size:** 930 sqm approx

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



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