

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

6a Thompson Street, Ormond Vic 3204

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	13a Charlton St BENTLEIGH 3204	\$1,610,000	03/08/2019
2	6b Mavho St BENTLEIGH 3204	\$1,560,000	29/11/2019
3	1/5 Laura St CAULFIELD SOUTH 3162	\$1,498,000	31/08/2019

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:

28/01/2020 13:06

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

 3  2  2

Rooms: 6

Property Type: Townhouse

[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,595,000
No median price available

Comparable Properties



13a Charlton St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 4  3  1

Price: \$1,610,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)

Land Size: 348 sqm approx



6b Mavho St BENTLEIGH 3204 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,560,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: Townhouse (Res)



1/5 Laura St CAULFIELD SOUTH 3162 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$1,498,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 306 sqm approx