

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
36 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,450,000 & \$1,565,000

Median sale price

Median price \$1,641,250 House Unit Suburb Ormond

Period - From 01/07/2018 to 30/09/2018 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	39 Bethell St ORMOND 3204	\$1,540,000	17/11/2018
2	8 Fraser St ORMOND 3204	\$1,482,500	15/09/2018
3	25 Dromana Av BENTLEIGH EAST 3165	\$1,450,000	28/08/2018

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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



39 Bethell St ORMOND 3204 (REI)

Agent Comments

4 3 3

Price: \$1,540,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx



8 Fraser St ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,482,500

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: House (Res)



25 Dromana Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,450,000

Method: Private Sale

Date: 28/08/2018

Rooms: 7

Property Type: House

Land Size: 590 sqm approx