

# 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 5/32 Walsh 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 \$500,000 & \$550,000

### Median sale price

Median price \$607,400 Property Type Unit Suburb Ormond

Period - From 01/04/2020 to 30/06/2020 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	1/12 Roseberry Gr GLEN HUNTLY 3163	\$546,000	04/05/2020
2	1/24 Lillimur Rd ORMOND 3204	\$530,000	02/06/2020
3	12/273 Grange Rd ORMOND 3204	\$520,000	05/04/2020

**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: 04/08/2020 08:46



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**Property Type:** Apartment  
**Land Size:** 87 sqm approx sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
June quarter 2020: \$607,400

## Comparable Properties



1/12 Roseberry Gr GLEN HUNTLY 3163 (REI/VG)

[Agent Comments](#)

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**Price:** \$546,000  
**Method:** Sold Before Auction  
**Date:** 04/05/2020  
**Rooms:** 4  
**Property Type:** Apartment



1/24 Lillimur Rd ORMOND 3204 (VG)

[Agent Comments](#)

2   -   -

**Price:** \$530,000  
**Method:** Sale  
**Date:** 02/06/2020  
**Property Type:** Strata Unit/Flat



12/273 Grange Rd ORMOND 3204 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 05/04/2020  
**Rooms:** 3  
**Property Type:** Apartment