

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

26 Parker Street, Ormond Vic 3204

Indicative selling price

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

Range between \$2,300,000 & \$2,450,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Ormond

Period - From 01/10/2019 to 30/09/2020 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	6 Wimmera St ORMOND 3204	\$2,865,000	16/07/2020
2	97 Leila Rd ORMOND 3204	\$2,497,000	14/05/2020
3	87 Bealiba Rd CAULFIELD SOUTH 3162	\$2,170,000	09/11/2020

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:

07/12/2020 12:48

Amanda Thomson

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0418 266 326

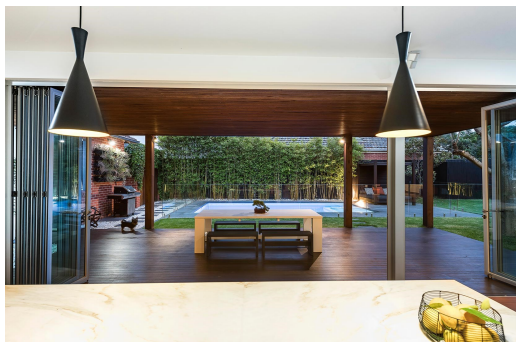
AThompson@hodges.com.au

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

Year ending September 2020: \$1,430,000



4 2 3

Property Type: House**Land Size:** 918 sqm approx**Agent Comments**

This stunning 1930s Californian Bungalow offers the perfect fusion of yesterday's beauty, today's architecture and tranquil family living. Beautifully situated on a sweeping 17.9 m appx frontage this 4 bedroom plus study nook, 2.5 bathroom home on 918sqmt with fully tiled pool & spa.

Comparable Properties

**6 Wimmera St ORMOND 3204 (REI)****Agent Comments**

5 4 4

Price: \$2,865,000**Method:** Private Sale**Date:** 16/07/2020**Property Type:** House**Land Size:** 851 sqm approx**97 Leila Rd ORMOND 3204 (REI/VG)****Agent Comments**

5 3 2

Price: \$2,497,000**Method:** Auction Sale**Date:** 14/05/2020**Property Type:** House (Res)**Land Size:** 683 sqm approx**87 Bealiba Rd CAULFIELD SOUTH 3162 (REI)****Agent Comments**

4 2 -

Price: \$2,170,000**Method:** Sold Before Auction**Date:** 09/11/2020**Property Type:** House (Res)**Land Size:** 805 sqm approx