

# 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

1/2 Walnut 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 \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,173,750 Property Type Townhouse Suburb Ormond

Period - From 03/10/2022 to 02/10/2023 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	318b McKinnon Rd MCKINNON 3204	\$2,000,000	02/05/2023
2	3b Bethwyn St BENTLEIGH EAST 3165	\$1,940,000	26/05/2023
3			

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: 03/10/2023 16:28



 4    3    2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median Townhouse Price**

03/10/2022 - 02/10/2023: \$1,173,750

## Comparable Properties



**318b McKinnon Rd MCKINNON 3204 (REI/VG)**   Agent Comments

 4    2    1

**Price:** \$2,000,000

**Method:** Sold Before Auction

**Date:** 02/05/2023

**Property Type:** Townhouse (Res)

**Land Size:** 442 sqm approx



**3b Bethwyn St BENTLEIGH EAST 3165 (REI/VG)**   Agent Comments

 4    3    2

**Price:** \$1,940,000

**Method:** Sold Before Auction

**Date:** 26/05/2023

**Property Type:** Townhouse (Res)

**Land Size:** 385 sqm approx

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.