

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/30 Walsh Street Ormond, 3204
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Indicative selling price

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

Range between	\$391,000 & \$430,000
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Median sale price

Median price	\$660,000	Property Type	APARTMENT	Suburb	ORMOND
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Corelogic

Comparable property sales

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	5/38 Shepparson Avenue, Carnegie, Vic 3163	\$385,000	22-Nov-2023
2	10/1264 Glen Huntley Road, Carnegie, Vic 3163	\$370,000	21-Aug-2023
3	5/50 Whitmuir Road, McKinnon, Vic 3204	\$450,000	01-Sep-2023

This statement of information was prepared on 29-Jan-2024 at 4:30:12 PM EST