

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

11/10 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Single price \$269,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Ormond

Period - From 03/05/2023

to 02/05/2024

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	11/2 Rosedale Av GLEN HUNTLY 3163	\$273,000	04/02/2024
2	12/161a Oakleigh Rd CARNEGIE 3163	\$265,000	01/03/2024
3	5/36 Lillimur Rd ORMOND 3204	\$260,000	14/03/2024

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:

03/05/2024 14:31

Cedric Newbond
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Indicative Selling Price

\$269,000

Median Unit Price

03/05/2023 - 02/05/2024: \$530,000



 1  1  0

Rooms: 2

Property Type: Unit

Agent Comments

Comparable Properties



11/2 Rosedale Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$273,000

Method: Private Sale

Date: 04/02/2024

Property Type: Unit



12/161a Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$265,000

Method: Private Sale

Date: 01/03/2024

Property Type: Apartment



5/36 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

 1  1  1

Price: \$260,000

Method: Private Sale

Date: 14/03/2024

Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480