

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

11b Bevan Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,177,500 Property Type Townhouse Suburb Ormond

Period - From 11/04/2023 to 10/04/2024 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	9B Somers St BENTLEIGH 3204	\$2,020,000	22/03/2024
2	41b Somers St BENTLEIGH 3204	\$1,935,000	10/02/2024
3	1/2 Walnut St ORMOND 3204	\$1,910,000	28/10/2023

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:

11/04/2024 11:41



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



9B Somers St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,020,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: Townhouse (Res)



41b Somers St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,935,000

Method: Private Sale

Date: 10/02/2024

Property Type: Townhouse (Single)



1/2 Walnut St ORMOND 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,910,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)