

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

16 Wimmera Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,810,000 Property Type House Suburb Ormond

Period - From 24/01/2023 to 23/01/2024 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	35 Morgan St CARNEGIE 3163	\$1,880,000	09/12/2023
2	48 Holloway St ORMOND 3204	\$1,815,000	15/11/2023
3	30 Newham Gr ORMOND 3204	\$1,805,000	15/12/2023

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:

24/01/2024 09:43

Ruth Roberts

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

24/01/2023 - 23/01/2024: \$1,810,000

**Property Type:** House (Previously Occupied - Detached)**Land Size:** 557 sqm approx

Agent Comments

Comparable Properties

**35 Morgan St CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$1,880,000**Method:** Auction Sale**Date:** 09/12/2023**Property Type:** House (Res)**Land Size:** 558 sqm approx**48 Holloway St ORMOND 3204 (REI)**

Agent Comments

**Price:** \$1,815,000**Method:** Sold Before Auction**Date:** 15/11/2023**Property Type:** House (Res)**Land Size:** 638 sqm approx**30 Newham Gr ORMOND 3204 (REI)**

Agent Comments

**Price:** \$1,805,000**Method:** Private Sale**Date:** 15/12/2023**Property Type:** House**Land Size:** 616 sqm approx

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