## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,805,000

# Property offered for sale

Address	16 Wimmera Street, Ormond Vic 3204
Including suburb and	
postcode	
postcode	

#### 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	Pro	perty 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)

30 Newham Gr ORMOND 3204

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

#### 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



15/12/2023

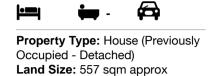


**Ruth Roberts** 9572 1666 0409 214 110 rroberts@woodards.com.au

**Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price** 

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





Agent Comments

# Comparable Properties



35 Morgan St CARNEGIE 3163 (REI)





Price: \$1,880,000 Method: Auction Sale Date: 09/12/2023

Property Type: House (Res) Land Size: 558 sqm approx

**Agent Comments** 



48 Holloway St ORMOND 3204 (REI)





Price: \$1,815,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments



30 Newham Gr ORMOND 3204 (REI)





Price: \$1.805.000 Method: Private Sale Date: 15/12/2023 Property Type: House Land Size: 616 sqm approx Agent Comments

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



