

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

1B Carcoola Court, Ormond Vic 3204

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,840,500 Property Type House Suburb Ormond

Period - From 01/01/2023 to 31/12/2023 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	104a Wheatley Rd MCKINNON 3204	\$2,100,000	28/10/2023
2	17b Wimmera St ORMOND 3204	\$2,061,000	14/08/2023
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:

25/01/2024 08:18

Cindy Cai
0421907681
cindy.cai@jmaxwell.com.au



 4  3  3

Property Type: Townhouse
Land Size: 290 sqm approx

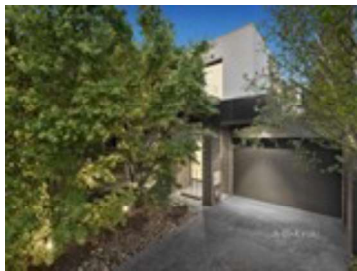
Agent Comments

Parkside location, in McKinnon Secondary and McKinnon Primary school zones. Approximately 1 year and 3 months old, recently painted, this residence looks new. Move-in ready!

- 9 mins walk to Ormond Station
- 6 mins walk to McKinnon Secondary School (via back gate) and 10 mins to McKinnon Primary School

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending December 2023: \$1,840,500

Comparable Properties



104a Wheatley Rd MCKINNON 3204 (REI)

 3  2  2

Price: \$2,100,000
Method: Sold Before Auction
Date: 28/10/2023
Property Type: Townhouse (Res)

Agent Comments

Parkside position, over 12 years old, land size approximately 320 sqm, located in the McKinnon Secondary and Ormond Primary school zones.



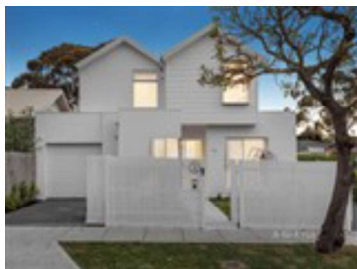
17b Wimmera St ORMOND 3204 (REI/VG)

 4  3  3

Price: \$2,061,000
Method: Sold Before Auction
Date: 14/08/2023
Property Type: Townhouse (Res)
Land Size: 287 sqm approx

Agent Comments

Brand new property, situated in the Glen Eira College and McKinnon Primary school zones.



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

 4  3  2

Price: \$1,910,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)

Agent Comments

Near-new property, land size approx. 302 sqm, in the McKinnon Secondary and McKinnon Primary school zones.

Account - J & Maxwell Pty Ltd | P: 0398672264