

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

2/22 Thompson Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,866,000 Property Type House Suburb Ormond

Period - From 02/04/2023 to 01/04/2024 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	587 North Rd ORMOND 3204	\$1,245,000	24/02/2024
2	2/26 Whitmuir Rd BENTLEIGH 3204	\$1,180,000	10/02/2024
3	488a Hawthorn Rd CAULFIELD SOUTH 3162	\$1,157,000	16/03/2024

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:

02/04/2024 15:09



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

02/04/2023 - 01/04/2024: \$1,866,000

Comparable Properties



587 North Rd ORMOND 3204 (REI)

Agent Comments

 3  2  1

Price: \$1,245,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 320 sqm approx



2/26 Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$1,180,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit



488a Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  1  2

Price: \$1,157,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 300 sqm approx

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