## 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 | cons | sumer.vic.go | v.au/ | /underquot  | ing  |        |        |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|--------|
| Range betweer   | \$1,150,000       |      | &            |       | \$1,250,000 |      |        |        |
| Median sale p   | rice              |      |              |       |             |      |        |        |
| Median price    | \$1,866,000       | Pro  | operty Type  | Hou   | se          |      | Suburb | Ormond |
| Period - From   | 02/04/2023        | to   | 01/04/2024   |       | So          | urce | 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.

| Ado | dress 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









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)



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)

2

Agent Comments

Agent Comments



Price: \$1,180,000 Method: Auction Sale Date: 10/02/2024 Property Type: Unit

3

488a Hawthorn Rd CAULFIELD SOUTH 3162 Agent Comments (REI)



Price: \$1,157,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 300 sqm approx

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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