

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 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Ormond

Period - From 01/07/2022 to 30/06/2023 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	4/60 Ulupna Rd ORMOND 3204	\$530,000	20/09/2023
2	8/45 Coorigil Rd CARNEGIE 3163	\$505,505	21/09/2023
3	13/498 North Rd ORMOND 3204	\$497,500	07/10/2023

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:

13/10/2023 11:49



Property Type: Apartment

Agent Comments

Comparable Properties



4/60 Ulupna Rd ORMOND 3204 (REI)

Agent Comments



Price: \$530,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: Apartment



8/45 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$505,505

Method: Sold Before Auction

Date: 21/09/2023

Property Type: Apartment



13/498 North Rd ORMOND 3204 (REI)

Agent Comments



Price: \$497,500

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit