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

2/32 Anthony Street, Ormond Vic 3204

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $620,000	Property Type Unit	Suburb Ormond
Period - From 01/04/2023 to 31/03/2024		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	1/9 Bethell St ORMOND 3204	$1,350,000	14/03/2024
2	2/22 Thompson St ORMOND 3204	$1,345,000	27/04/2024
3	2/13 Wild Cherry Rd ORMOND 3204	$1,303,000	18/04/2024

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: 09/05/2024 10:06

CONSUMER AFFAIRS VICTORIA

Jack Liu
9593 4500
0420 222 639
jackliu@jelliscraig.com.au

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
Year ending March 2024: $620,000

🛏 3   🛁 2   🚗 2

Property Type: Townhouse (Res)
Agent Comments

Comparable Properties

1/9 Bethell St ORMOND 3204 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,350,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: Townhouse (Res)

Agent Comments

2/22 Thompson St ORMOND 3204 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,345,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)

Agent Comments

2/13 Wild Cherry Rd ORMOND 3204 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,303,000
Method: Sold Before Auction
Date: 18/04/2024
Property Type: House (Res)

Agent Comments