Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/48 Queen Street, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	n \$1,100,000		&		\$1,210,000				
Median sale p	rice								
Median price	\$1,168,000	Pro	operty Type	Том	nhouse		Suburb	Ormond	
Period - From	01/02/2023	to	31/01/2024		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	3/7 Takapuna St CAULFIELD SOUTH 3162	\$1,210,000	04/08/2023
2	2/198 Jasper Rd BENTLEIGH 3204	\$1,185,000	07/12/2023
3	2/23 Manchester Gr GLEN HUNTLY 3163	\$1,130,000	10/06/2023

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:

01/02/2024 09:10







Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,100,000 - \$1,210,000 Median Townhouse Price 01/02/2023 - 31/01/2024: \$1,168,000

Comparable Properties



3/7 Takapuna St CAULFIELD SOUTH 3162 (REI/VG)



Price: \$1,210,000 Method: Sold Before Auction Date: 04/08/2023 Property Type: Unit

Agent Comments

Agent Comments

Agent Comments





Price: \$1,185,000 Method: Sold Before Auction Date: 07/12/2023 Property Type: Unit



2/23 Manchester Gr GLEN HUNTLY 3163 (REI/VG)

2/198 Jasper Rd BENTLEIGH 3204 (REI)



Price: \$1,130,000 Method: Auction Sale Date: 10/06/2023 Property Type: Townhouse (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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