

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

2/48 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,168,000 Property Type Townhouse Suburb Ormond

Period - From 01/02/2023 to 31/01/2024 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	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)

Agent Comments



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



2/198 Jasper Rd BENTLEIGH 3204 (REI)

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)

Agent Comments



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