

# 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

2/716 North Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,180,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Ormond

Period - From 01/04/2023 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	2/115 Tambet St BENTLEIGH EAST 3165	\$1,195,000	03/06/2023
2	1/13 Wild Cherry Rd ORMOND 3204	\$1,180,000	19/05/2023
3	1/58 Glen Orme Av ORMOND 3204	\$1,095,000	20/05/2023

**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:

19/09/2023 12:44



 3  3  1

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**2/115 Tambet St BENTLEIGH EAST 3165 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Unit

**Land Size:** 316 sqm approx



**1/13 Wild Cherry Rd ORMOND 3204 (REI/VG)** **Agent Comments**

 3  1  1

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 19/05/2023

**Property Type:** Townhouse (Res)



**1/58 Glen Orme Av ORMOND 3204 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Townhouse (Res)

**Land Size:** 280 sqm approx