

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 Stewart Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,350,000 & \$1,475,000

Median sale price

Median price \$1,767,500 Property Type House Suburb Ormond

Period - From 28/05/2023 to 27/05/2024 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	33 Exhibition St MCKINNON 3204	\$1,450,000	30/04/2024
2	13 Teak St CAULFIELD SOUTH 3162	\$1,437,000	04/05/2024
3	19 Exhibition St MCKINNON 3204	\$1,390,000	24/05/2024

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:

28/05/2024 08:20

2 Stewart Street, Ormond Vic 3204

Jack Slater
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4 2 1

Property Type: House (Res)
Land Size: 395 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,475,000
Median House Price
28/05/2023 - 27/05/2024: \$1,767,500

Comparable Properties



33 Exhibition St MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$1,450,000
Method: Private Sale
Date: 30/04/2024
Property Type: House



13 Teak St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 1

Price: \$1,437,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)



19 Exhibition St MCKINNON 3204 (REI)

Agent Comments

3 1 1

Price: \$1,390,000
Method: Sold Before Auction
Date: 24/05/2024
Property Type: House
Land Size: 374 sqm approx

Account - Slater & Levin



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