

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

20 GARFIELD AVENUE ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

House

Suburb

Ormond

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

16 FLORENCE STREET ORMOND VIC 3204	\$1,650,000	09-Aug-23
15 GNARWYN ROAD CARNEGIE VIC 3163	\$1,580,000	05-Aug-23
117 LEILA ROAD CARNEGIE VIC 3163	\$1,660,000	13-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 02 October 2023



**16 FLORENCE STREET ORMOND
VIC 3204**

3 1 2

Sold Price **\$1,650,000** Sold Date **09-Aug-23**

Distance **0.16km**



**15 GNARWYN ROAD CARNEGIE
VIC 3163**

3 3 2

Sold Price ^{RS} **\$1,580,000** Sold Date **05-Aug-23**

Distance **1.31km**



**117 LEILA ROAD CARNEGIE VIC
3163**

4 1 2

Sold Price **\$1,660,000** Sold Date **13-Jun-23**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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