

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

35 Malane Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,840,500 Property Type House Suburb Ormond

Period - From 01/01/2023 to 31/12/2023 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	30 Newham Gr ORMOND 3204	\$1,805,000	15/12/2023
2	16 Wimmera St ORMOND 3204	\$1,750,000	24/02/2024
3	11 Florence St ORMOND 3204	\$1,650,000	17/02/2024

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:

26/02/2024 17:21



4 2 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending December 2023: \$1,840,500

Comparable Properties



30 Newham Gr ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$1,805,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 616 sqm approx



16 Wimmera St ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 557 sqm approx



11 Florence St ORMOND 3204 (REI)

Agent Comments

4 1 3

Price: \$1,650,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 561 sqm approx