

# 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

36 Newham Grove, 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 \$1,000,000 & \$1,100,000

### 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	28 Cadby Av ORMOND 3204	\$1,171,000	15/12/2023
2	34 Augusta St GLEN HUNTLY 3163	\$1,170,000	16/12/2023
3	327 Bambra Rd CAULFIELD SOUTH 3162	\$1,101,000	06/11/2023

**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:

08/02/2024 13:19



2   1   2

**Property Type:** House  
**Land Size:** 283 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending December 2023: \$1,840,500

## Comparable Properties



**28 Cadby Av ORMOND 3204 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,171,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** House  
**Land Size:** 301 sqm approx



**34 Augusta St GLEN HUNTLY 3163 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House



**327 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$1,101,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2023  
**Property Type:** House (Res)

**Account - Atria Real Estate**