

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 37 Glen Orme Avenue, 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	38 Anthony St ORMOND 3204	\$1,866,000	14/10/2023
2	48 Holloway St ORMOND 3204	\$1,815,000	15/11/2023
3	30 Newham Gr ORMOND 3204	\$1,805,000	15/12/2023

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: 29/01/2024 09:24

37 Glen Orme Avenue, Ormond Vic 3204

Ari Levin
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4 1 2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending December 2023: \$1,840,500

Comparable Properties



38 Anthony St ORMOND 3204 (REI)

Agent Comments

2 1 2

Price: \$1,866,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)



48 Holloway St ORMOND 3204 (REI/VG)

Agent Comments

4 1 2

Price: \$1,815,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: House (Res)
Land Size: 638 sqm approx



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

Account - Slater & Levin



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