

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

4 Fraser Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,900,000 & \$1,950,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Ormond

Period - From 01/04/2023 to 30/06/2023 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	95 Leila Rd ORMOND 3204	\$2,328,000	13/05/2023
2	4 Oakleigh Rd ORMOND 3204	\$2,255,000	26/08/2023
3	12 Wimmera St ORMOND 3204	\$2,150,000	13/05/2023

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:

02/10/2023 15:06



 5  2  0

Rooms: 7
Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$1,950,000
Median House Price
June quarter 2023: \$2,150,000

Comparable Properties



95 Leila Rd ORMOND 3204 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,328,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 689 sqm approx



4 Oakleigh Rd ORMOND 3204 (REI)

Agent Comments

 3  2  6

Price: \$2,255,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 687 sqm approx



12 Wimmera St ORMOND 3204 (REI)

Agent Comments

 3  2  2

Price: \$2,150,000
Method: Sold Before Auction
Date: 13/05/2023
Property Type: House (Res)
Land Size: 560 sqm approx

Account - Buxton | P: 03 9563 9933