

# 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 44 Anthony Street, Ormond, VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,850,000 or range between &

### Median sale price

Median price \$1,897,500 Property type House Suburb ORMOND  
Period - From 14/02/2023 to 13/02/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	4 Bethell Street Ormond Vic 3204	\$1,785,000	2023-12-11
2	19 Harold Street McKinnon Vic 3204	\$1,920,000	2023-11-30
3	38 Anthony Street Ormond Vic 3204	\$1,866,000	2023-10-14

This Statement of Information was prepared on: 14/02/2024

