

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 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	692 North Rd ORMOND 3204	\$1,680,000	29/07/2023
2	24 Mclean Av BENTLEIGH 3204	\$1,670,000	06/05/2023
3	16 Florence St ORMOND 3204	\$1,650,000	08/08/2023

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:

29/08/2023 11:18



2-3 1 2

Property Type: House

Agent Comments

Comparable Properties



692 North Rd ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



24 Mclean Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,670,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 578 sqm approx



16 Florence St ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 08/08/2023

Property Type: House (Res)

Land Size: 555 sqm approx