

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 Walnut Street, Ormond Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

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	21 George St BENTLEIGH EAST 3165	\$2,210,000	09/09/2023
2	8 Prince Edward Av MCKINNON 3204	\$2,100,000	18/11/2023
3	8 Leinster St ORMOND 3204	\$2,080,000	23/10/2023

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:

06/03/2024 17:25



3 1 2

Property Type: House
Land Size: 771 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
Year ending December 2023: \$1,840,500

Comparable Properties



21 George St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$2,210,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 840 sqm approx



8 Prince Edward Av MCKINNON 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$2,100,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 723 sqm approx



8 Leinster St ORMOND 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$2,080,000
Method: Sold Before Auction
Date: 23/10/2023
Property Type: House (Res)
Land Size: 750 sqm approx