

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

48 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,078,000

Property Type House

Suburb Ormond

Period - From 01/07/2023

to 30/09/2023

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	10 Lysbeth St MCKINNON 3204	\$1,850,000	23/09/2023
3	17 Neville St CARNEGIE 3163	\$1,808,000	15/06/2023

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:

24/10/2023 09:40



3 2 2

Property Type: House
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

September quarter 2023: \$2,078,000

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)



10 Lysbeth St MCKINNON 3204 (REI)

Agent Comments

2 1 3

Price: \$1,850,000
Method: Sold Before Auction
Date: 23/09/2023
Property Type: House (Res)



17 Neville St CARNEGIE 3163 (REI)

Agent Comments

3 1 3

Price: \$1,808,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 566 sqm approx

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