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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$2,078,000	Pro	operty Type	Hou	ISE		Suburb	Ormond
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress 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





Nick Renna



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

9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

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) 2 2



Price: \$1,866,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Agent Comments

Agent Comments



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

2

17 Neville St CARNEGIE 3163 (REI)

10 Lysbeth St MCKINNON 3204 (REI)

6 3



Agent Comments



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

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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