

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

5 Stewart Street, Ormond Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,863,500 Property Type House Suburb Ormond

Period - From 01/04/2023 to 31/03/2024 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	5 Jean St MCKINNON 3204	\$2,130,000	28/02/2024
2	36 Malane St ORMOND 3204	\$2,015,000	24/02/2024
3	44 Anthony St ORMOND 3204	\$1,968,500	16/03/2024

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:

02/05/2024 15:03



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending March 2024: \$1,863,500

Comparable Properties



5 Jean St MCKINNON 3204 (REI)

Agent Comments

4 2 2

Price: \$2,130,000
Method: Auction Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 580 sqm approx



36 Malane St ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$2,015,000
Method: Sold Before Auction
Date: 24/02/2024
Property Type: House (Res)
Land Size: 676 sqm approx



44 Anthony St ORMOND 3204 (REI)

Agent Comments

4 2 3

Price: \$1,968,500
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 659 sqm approx