## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Stewart Street, Ormond Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,000,000	&	\$2,200,0	00				
Median sale price								
Median price	\$1,863,500	Property Type	House	Subu	Irb Ormond			
Period - From	01/04/2023	to 31/03/2024	L So	ource 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.

Add	dress 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



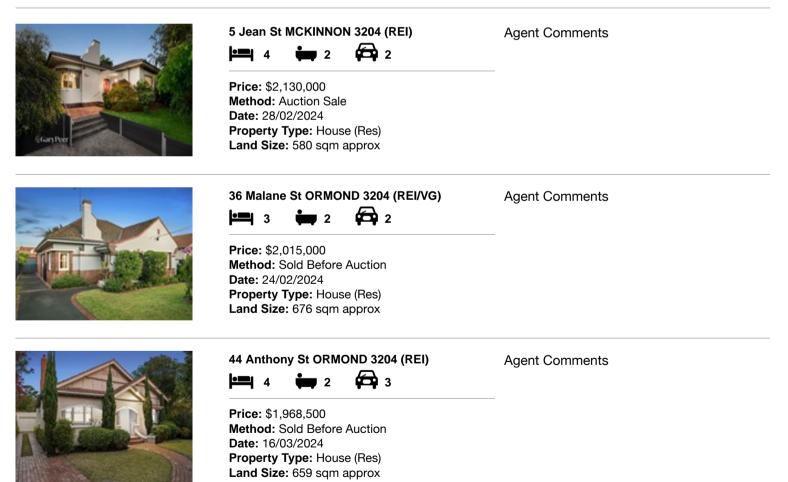
# HODGES





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**



#### Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



propertydata

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