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 8 Leinster Street, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$2,078,000	Pro	operty Type	Ηοι	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.

Ade	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	11 Gladwyn Av BENTLEIGH EAST 3165	\$1,821,000	13/05/2023

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:

18/10/2023 14:26





Nick Renna





Property Type: House 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



6 3 Price: \$1,850,000 Method: Sold Before Auction

Property Type: House (Res)

2

Date: 23/09/2023

10 Lysbeth St MCKINNON 3204 (REI)



11 Gladwyn Av BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,821,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res) Land Size: 600 sqm approx

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





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Agent Comments

Agent Comments