

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

2/45 Queen Street Ormond VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ormond

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

56B Robert Street Bentleigh VIC 3204	\$1,600,000	17-May-21
19A Scotts Street Bentleigh VIC 3204	\$1,651,000	03-Jul-21
18 Ellindale Avenue McKinnon VIC 3204	\$1,725,000	26-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 12 October 2021



56B Robert Street Bentleigh VIC 3204

 4  2  2

Sold Price

\$1,600,000

Sold Date

17-May-21

Distance

1.99km



19A Scotts Street Bentleigh VIC 3204

 4  3  2

Sold Price

\$1,651,000

Sold Date

03-Jul-21

Distance

2km



18 Ellindale Avenue McKinnon VIC 3204

 4  3  2

Sold Price

\$1,725,000

Sold Date

26-Mar-21

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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