

## 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

14 Dalmor Avenue Ormond VIC 3204

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,633,500

Property type

House

Suburb

Ormond

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 10 Fraser Street Ormond VIC 3204 | \$1,420,000 | 16-Aug-15 |
| 4 Newham Grove Ormond VIC 3204   | \$1,360,000 | 07-Dec-19 |
| 303 Jasper Road Ormond VIC 3204  | \$1,401,000 | 30-Nov-19 |

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: 16 October 2020



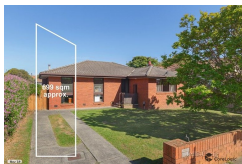
**10 Fraser Street Ormond VIC 3204** Sold Price **\$1,420,000** Sold Date **16-Aug-15**  
 Distance **0.19km**

3 1 2



**4 Newham Grove Ormond VIC 3204** Sold Price **\$1,360,000** Sold Date **07-Dec-19**  
 Distance **0.12km**

3 1 1



**303 Jasper Road Ormond VIC 3204** Sold Price **\$1,401,000** Sold Date **30-Nov-19**  
 Distance **0.74km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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