

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 5/32 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Single price \$497,900

Median sale price

Median price \$530,000

Property Type Unit

Suburb Ormond

Period - From 01/01/2022

to 31/03/2022

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	3/501 North Rd ORMOND 3204	\$530,000	12/03/2022
2	8/35 Tranmere Av CARNEGIE 3163	\$515,000	28/04/2022
3	12/21 Lillimur Rd ORMOND 3204	\$495,000	12/03/2022

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:

13/05/2022 15:11



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$497,900
Median Unit Price
March quarter 2022: \$530,000

Comparable Properties



3/501 North Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Auction Sale
Date: 12/03/2022
Property Type: Unit



8/35 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 28/04/2022
Property Type: Apartment



12/21 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$495,000
Method: Auction Sale
Date: 12/03/2022
Property Type: Apartment