

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

11/30 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Single price \$279,000

Median sale price

Median price \$695,000

House

Unit

X

Suburb Ormond

Period - From 01/04/2017

to 30/06/2017

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	10/1 Newman Av CARNEGIE 3163	\$283,000	03/07/2017
2	8/17 Arnott St ORMOND 3204	\$280,000	01/06/2017
3	7/11 Holloway St ORMOND 3204	\$273,000	29/07/2017

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.~~

11/30 Walsh Street, Ormond Vic 3204



 1  1  1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$279,000
Median Unit Price
June quarter 2017: \$695,000

TERMS:10% deposit, balance 30, 60 or 90 days WATER RATES: \$680.29 per annum approximately. COUNCIL RATES: \$647.95 per annum approximately. OWNERS CORPORATION: \$1291.80 per annum approximately CURRENT RENT: \$275.00 per week to excellent tenants until September 2018

Comparable Properties



10/1 Newman Av CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$283,000
Method: Private Sale
Date: 03/07/2017
Rooms: 2
Property Type: Apartment



8/17 Arnott St ORMOND 3204 (REI/VG)

Agent Comments

 1  1  1

Price: \$280,000
Method: Sold Before Auction
Date: 01/06/2017
Rooms: 2
Property Type: Apartment



7/11 Holloway St ORMOND 3204 (REI)

Agent Comments

 1  1  1

Price: \$273,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 2
Property Type: Apartment