

# 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

12 Wallen Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,195,000

### Median sale price

Median price \$2,007,500

Property Type House

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	4 Alison St MCKINNON 3204	\$2,129,000	14/05/2022
2	146 Tucker Rd BENTLEIGH 3204	\$2,115,000	19/02/2022
3	34 Walsh St ORMOND 3204	\$2,105,000	26/03/2022

**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:

16/06/2022 14:05



 4   
  2   
  2

**Property Type:** House (Res)

**Land Size:** 555 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,195,000

**Median House Price**

March quarter 2022: \$2,007,500

## Comparable Properties



**4 Alison St MCKINNON 3204 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$2,129,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 505 sqm approx



**146 Tucker Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$2,115,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**34 Walsh St ORMOND 3204 (REI)**

Agent Comments

 4   
  2   
  1

**Price:** \$2,105,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

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