

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

9/4 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$509,750

House

Unit

X

Suburb Ormond

Period - From 01/07/2017

to 30/09/2017

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	7/14 Walsh St ORMOND 3204	\$300,000	29/05/2017
2	2/7 Truganini Rd CARNEGIE 3163	\$290,000	04/07/2017
3	1/1 Newman Av CARNEGIE 3163	\$290,000	06/07/2017

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.~~

9/4 Holloway Street, Ormond Vic 3204



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$299,000
Median Unit Price
September quarter 2017: \$509,750

TERMS:10% deposit, balance 30, 60, 75 days WATER RATES:\$680.00 per annum approx. COUNCIL RATES:\$731.00 per annum approx. OWNERS CORPORATION:\$1800.00 per annum approx. CURRENT RENT:\$290.00 per week until October 2018

Comparable Properties

7/14 Walsh St ORMOND 3204 (VG)

[Agent Comments](#)

1 - -

Price: \$300,000
Method: Sale
Date: 29/05/2017
Rooms: -
Property Type: Strata Unit/Flat



2/7 Truganini Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$290,000
Method: Private Sale
Date: 04/07/2017
Rooms: 2
Property Type: Flat/Unit/Apartment (Res)



1/1 Newman Av CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$290,000
Method: Private Sale
Date: 06/07/2017
Rooms: 4
Property Type: Apartment