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	13a Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Single price $2,189,000

Median sale price

Median price $1,345,000 Property Type Townhouse Suburb Ormond

Period - From 18/11/2023 to 17/11/2024 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	13b Lydia St BENTLEIGH 3204	$2,375,000	09/08/2024
2	11b Bevan St ORMOND 3204	$1,919,000	08/07/2024
3			

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: 18/11/2024 14:01

13a Wheeler Street, Ormond Vic 3204



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Property Type:
Agent Comments

Indicative Selling Price
$2,189,000
Median Townhouse Price
18/11/2023 - 17/11/2024: $1,345,000

Comparable Properties



13b Lydia St BENTLEIGH 3204 (REI/VG)

4 4 3

Price: $2,375,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: Townhouse (Res)
Land Size: 330 sqm approx

Agent Comments



11b Bevan St ORMOND 3204 (REI/VG)

4 3 2

Price: $1,919,000
Method: Private Sale
Date: 08/07/2024
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Buxton

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