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	18 Fraser Street, Ormond Vic 3204

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,792,000 Property Type House Suburb Ormond

Period - From 01/07/2023 to 30/06/2024 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	61 Draper St ORMOND 3204	$1,820,000	03/07/2024
2	33 Marara Rd CAULFIELD SOUTH 3162	$1,840,000	19/05/2024
3	32 Marara Rd CAULFIELD SOUTH 3162	$1,875,000	19/05/2024

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: 28/08/2024 10:30



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2024: $1,792,000

Comparable Properties



61 Draper St ORMOND 3204 (REI)

4 1 2

Price: $1,820,000
Method: Private Sale
Date: 03/07/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



33 Marara Rd CAULFIELD SOUTH 3162 (REI/VG)

3 2 2

Price: $1,840,000
Method: Auction Sale
Date: 19/05/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments



32 Marara Rd CAULFIELD SOUTH 3162 (REI)

3 1 3

Price: $1,875,000
Method: Auction Sale
Date: 19/05/2024
Property Type: House (Res)

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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