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	23a Murray Road, Ormond Vic 3204

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,788,500 Property Type House Suburb Ormond

Period - From 01/10/2023 to 30/09/2024 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	110 Mckinnon Rd MCKINNON 3204	$1,160,000	12/10/2024
2	11 Bruce St BENTLEIGH 3204	$1,230,000	31/08/2024
3	3/316 Mckinnon Rd MCKINNON 3204	$1,140,000	29/08/2024

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: 21/10/2024 10:34

23a Murray Road, Ormond Vic 3204



2 1 1

Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
Year ending September 2024: $1,788,500

Comparable Properties



110 Mckinnon Rd MCKINNON 3204 (REI)

3 2 1

Price: $1,160,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

Agent Comments



11 Bruce St BENTLEIGH 3204 (REI)

3 2 1

Price: $1,230,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 334 sqm approx

Agent Comments



3/316 Mckinnon Rd MCKINNON 3204 (REI/VG)

3 2 2

Price: $1,140,000
Method: Private Sale
Date: 29/08/2024
Property Type: Unit

Agent Comments

Account - Buxton | P: 03 9563 9933

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