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	31 Collins Street, Ormond Vic 3204

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $448,500 Property Type Unit Suburb Ormond

Period - From 01/10/2022 to 31/12/2022 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	2/176 East Boundary Rd BENTLEIGH EAST 3165	$700,000	15/11/2022
2	3/176 East Boundary Rd BENTLEIGH EAST 3165	$695,000	13/11/2022
3	3/27 May St BENTLEIGH EAST 3165	$628,000	06/01/2023

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: 23/01/2023 14:59

31 Collins Street, Ormond Vic 3204

Gavin van Rooyen
9593 4500
0429 129 229
gavinvanrooyen@jelliscraig.com.au



2 2 1

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 78 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
December quarter 2022: $448,500

Comparable Properties



2/176 East Boundary Rd BENTLEIGH EAST 3165 (REI)

2 2 1

Price: $700,000
Method: Private Sale
Date: 15/11/2022
Property Type: Townhouse (Single)

Agent Comments



3/176 East Boundary Rd BENTLEIGH EAST 3165 (REI)

2 2 1

Price: $695,000
Method: Private Sale
Date: 13/11/2022
Property Type: Townhouse (Single)

Agent Comments



3/27 May St BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $628,000
Method: Private Sale
Date: 06/01/2023
Property Type: Unit

Agent Comments

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