



## Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale: 13 Fraser street, Ormond Vic 3204**

**Indicative selling price**

**664sqm of Land Approx**

Price Range: **\$1,670,000** **Private Sale**  
**Negotiable**

**Median sale price**

Median price **\$1,900,000**

House

**x**

Suburb  
or locality **Ormond**

Period – From **01/06/2021** to **01/09/2021**

Source **CoreLogic**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last year (six months is not available due to covid), 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	54 Malane Street, Ormond	\$1,850,000	01/05/2021
2	22 Cadby Ave, Ormond – land Only	\$1,710,000	08/05/2021
2	9 Wheeler street, Ormond	\$1,910,000	02/08/2021

- Some of the properties presented here, are similar, comparable properties that are to be found in the Ormond area.
- Care should be taken to adjust for various aspects of the property for sale VS the properties provided as comparables, such as finished, and additions.

This statement of information was prepared on:

**18/10/2021**