

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

11 Garfield Avenue Ormond VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,395,000

Property type

House

Suburb

Ormond

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

26 Valkstone Street Bentleigh East VIC 3165	\$2,045,000	10-Aug-19
14 Moore Street Caulfield South VIC 3162	\$2,320,000	24-Oct-18
22 Oak Street Bentleigh VIC 3204	\$2,350,000	13-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 22 October 2019



26 Valkstone Street Bentleigh East VIC 3165

 5
  3
  2

Sold Price

\$2,045,000

Sold Date

10-Aug-19

Distance

1.07km



14 Moore Street Caulfield South VIC 3162

 5
  3
  2

Sold Price

\$2,320,000

Sold Date

24-Oct-18

Distance

1.87km



22 Oak Street Bentleigh VIC 3204

 5
  4
  2

Sold Price

\$2,350,000

Sold Date

13-Sep-19

Distance

2.04km

RS = Recent sale

UN = Undisclosed Sale

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