



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1/58 Glen Orme Avenue,
ORMOND 3204**

Indicative selling price

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

Range \$1,100,000 - \$1,200,000

Median sale price

Median **Unit** for **ORMOND** for period **Jul 2018 - Jul 2019**

Sourced from **Core Logic**.

\$815,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1/20 Wheeler St,
Ormond 3204

Price **\$1,200,000** Sold 17
July 2019

13a Ocean St,
Ormond 3204

Price **\$1,260,000** Sold 08
May 2019

1/14 Lorraine St,
Bentleigh 3204

Price **\$1,125,000** Sold 15
June 2019

This Statement of Information was prepared on 18th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

Ray White Moorabbin

10 Station Street,
Moorabbin VIC 3189

Contact agents

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