

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

2/34 Cadby 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

\$860,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Ormond

Period-from

01 May 2019

to

30 Apr 2020

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

207/8 Blair Street Bentleigh VIC 3204	\$810,000	26-Feb-20
11/16 Etna Street Glen Huntly VIC 3163	\$905,000	19-Nov-19
4/16 Etna Street Glen Huntly VIC 3163	\$998,000	22-Feb-20

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: 06 May 2020



207/8 Blair Street Bentleigh VIC 3204

 3
  2
  2

Sold Price

\$810,000

Sold Date **26-Feb-20**

Distance **1.17km**



11/16 Etna Street Glen Huntly VIC 3163

 3
  2
  2

Sold Price

\$905,000

Sold Date **19-Nov-19**

Distance **1.73km**



4/16 Etna Street Glen Huntly VIC 3163

 3
  2
  2

Sold Price

^{RS} **\$998,000**

Sold Date **22-Feb-20**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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