

## 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 11/34 Lillimur Road, Ormond Vic 3204

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$260,000 & \$286,000

#### Median sale price

Median price \$509,750 House Unit X Suburb Ormond

Period - From 01/07/2017 to 30/09/2017 Source REIV

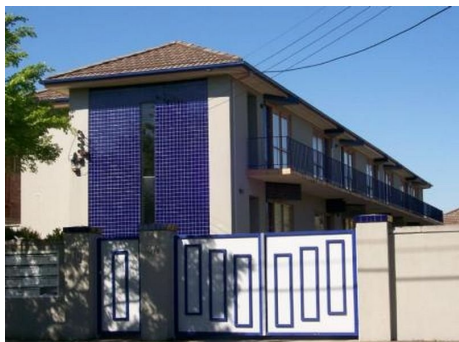
#### Comparable property sales (\*Delete A or B below as applicable)

**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	8/15 Arnott St ORMOND 3204	\$283,000	06/10/2017
2	15/34 Royal Av GLEN HUNTLY 3163	\$272,000	09/12/2017
3	4/11 Waratah Av GLEN HUNTLY 3163	\$270,000	14/11/2017

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.



1   -  

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$260,000 - \$286,000  
**Median Unit Price**  
September quarter 2017: \$509,750

## Comparable Properties



**8/15 Arnott St ORMOND 3204 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$283,000  
**Method:** Private Sale  
**Date:** 06/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**15/34 Royal Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

1   1   1

**Price:** \$272,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Apartment



**4/11 Waratah Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

1   1   1

**Price:** \$270,000  
**Method:** Private Sale  
**Date:** 14/11/2017  
**Rooms:** 2  
**Property Type:** Apartment