

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	8/630 North Road, Ormond Vic 3204
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**Indicative selling price**

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

Range between	\$400,000	&	\$440,000
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**Median sale price**

Median price	\$636,000	House		Unit	X	Suburb	Ormond
Period - From	01/04/2017	to	31/03/2018	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	5/21 Bent St BENTLEIGH 3204	\$457,500	08/03/2018
2	2/335 North Rd CAULFIELD SOUTH 3162	\$450,000	18/02/2018
3	19/30 Lillimur Rd ORMOND 3204	\$438,000	16/03/2018

**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.

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**Indicative Selling Price**  
\$400,000 - \$440,000

**Median Unit Price**  
Year ending March 2018: \$636,000



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

## Comparable Properties



**5/21 Bent St BENTLEIGH 3204 (REI)**

**Agent Comments**



**Price:** \$457,500  
**Method:** Private Sale  
**Date:** 08/03/2018  
**Rooms:** 4  
**Property Type:** Apartment



**2/335 North Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 18/02/2018  
**Rooms:** 3  
**Property Type:** Apartment



**19/30 Lillimur Rd ORMOND 3204 (REI/VG)**

**Agent Comments**



**Price:** \$438,000  
**Method:** Sold Before Auction  
**Date:** 16/03/2018  
**Rooms:** 3  
**Property Type:** Apartment