

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

4/10 Ormond Road, Ormond Vic 3204

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$1,395,000

Property Type House

Suburb Ormond

Period - From 01/07/2018

to 30/06/2019

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	11/3 Huntly St GLEN HUNTLY 3163	\$333,000	27/07/2019
2	3/26 Eumeralla Rd CAULFIELD SOUTH 3162	\$314,000	24/08/2019
3	3/34 Lillimur Rd ORMOND 3204	\$285,000	20/05/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 13:17



1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$310,000

Median House Price

Year ending June 2019: \$1,395,000

Comparable Properties



11/3 Huntly St GLEN HUNTLY 3163 (REI)

Agent Comments

1 1 1

Price: \$333,000

Method: Auction Sale

Date: 27/07/2019

Property Type: Apartment



3/26 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

1 1 1

Price: \$314,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 3

Property Type: Apartment



3/34 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

1 1 1

Price: \$285,000

Method: Private Sale

Date: 20/05/2019

Property Type: Apartment