

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

2/15 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Single price \$509,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Ormond

Period - From 01/10/2018

to 30/09/2019

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	7/30 Lillimur Rd ORMOND 3204	\$525,000	05/10/2019
2	10/13 Etna St GLEN HUNTLY 3163	\$509,000	23/06/2019
3	4/191 Mckinnon Rd MCKINNON 3204	\$507,000	14/08/2019

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:

25/11/2019 15:02



2 1 1

Property Type: Apartment
Land Size: 65.3 sqm approx
Agent Comments

Indicative Selling Price
\$509,000
Median Unit Price
Year ending September 2019: \$600,000

Comparable Properties



7/30 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment



10/13 Etna St GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$509,000
Method: Private Sale
Date: 23/06/2019
Property Type: Apartment



4/191 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$507,000
Method: Private Sale
Date: 14/08/2019
Property Type: Apartment