

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

3/64 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Single price \$999,000

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	27 Huntly St GLEN HUNTLY 3163	\$990,000	20/10/2019
2	2/74 Wornack Rd CARNEGIE 3163	\$962,500	14/09/2019
3	4/70-72 Whitmuir Rd MCKINNON 3204	\$958,000	26/11/2019

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:

09/12/2019 15:18

Ruth Roberts
9572 1666
0409 214 110
rroberts@woodards.com.au



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Property Type: Flat
Land Size: 986.962 sqm approx
Agent Comments

Indicative Selling Price
\$999,000
Median Unit Price
Year ending September 2019: \$600,000

Comparable Properties



27 Huntly St GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

 3  2  1

Price: \$990,000
Method: Private Sale
Date: 20/10/2019
Rooms: 5
Property Type: House



2/74 Wornack Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$962,500
Method: Auction Sale
Date: 14/09/2019
Rooms: 4
Property Type: Townhouse (Res)

4/70-72 Whitmuir Rd MCKINNON 3204 (REI)

[Agent Comments](#)

 3  2  4

Price: \$958,000
Method: Private Sale
Date: 26/11/2019
Property Type: Unit