

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

2/75 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$678,000

Property Type Unit

Suburb Ormond

Period - From 01/04/2019

to 31/03/2020

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	101/1094 Glen Huntly Rd GLEN HUNTLY 3163	\$496,000	01/03/2020
2	3/154 Neerim Rd CAULFIELD EAST 3145	\$491,000	31/03/2020
3			

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:

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Property Type: Apartment
Land Size: 54.9 internal sqm approx
Agent Comments

Indicative Selling Price
\$479,000
Median Unit Price
Year ending March 2020: \$678,000

Comparable Properties



101/1094 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments

1 1 1

Price: \$496,000
Method: Auction Sale
Date: 01/03/2020
Property Type: Apartment



3/154 Neerim Rd CAULFIELD EAST 3145 (REI) Agent Comments

1 1 1

Price: \$491,000
Method: Private Sale
Date: 31/03/2020
Rooms: 2
Property Type: Unit

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.