

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

4/15 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$813,250 Property Type Unit Suburb Ormond

Period - From 01/01/2020 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	1/12 Roseberry Gr GLEN HUNTLY 3163	\$546,000	04/05/2020
2	1/24 Lillimur Rd ORMOND 3204	\$530,000	02/06/2020
3	3/5 Huntly St GLEN HUNTLY 3163	\$525,000	03/05/2020

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:

14/07/2020 16:39

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Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
March quarter 2020: \$813,250



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/12 Roseberry Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$546,000
Method: Sold Before Auction
Date: 04/05/2020
Rooms: 4
Property Type: Apartment



1/24 Lillimur Rd ORMOND 3204 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 02/06/2020
Property Type: Strata Unit/Flat



3/5 Huntly St GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 03/05/2020
Property Type: Apartment