

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

6/9 DUNLOP AVENUE ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Ormond

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

2/294 JASPER ROAD MCKINNON VIC 3204	\$600,000	17-Dec-22
1/8 LILLIMUR ROAD ORMOND VIC 3204	\$710,000	12-Jul-23
2/299A-301 JASPER ROAD ORMOND VIC 3204	\$624,000	25-Mar-23

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 6 months.

This Statement of Information was prepared on: 16 October 2023

**2/294 JASPER ROAD MCKINNON
VIC 3204**

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Sold Price

\$600,000

Sold Date

17-Dec-22

Distance

0.32km**1/8 LILLIMUR ROAD ORMOND VIC
3204**

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Sold Price

\$710,000

Sold Date

12-Jul-23

Distance

0.34km**2/299A-301 JASPER ROAD
ORMOND VIC 3204**

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Sold Price

\$624,000

Sold Date

25-Mar-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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