

1/53 Leila Road, Ormond Vic 3204



4 2 2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2017: \$1,589,000

Genuinely house size, but with the low maintenance qualities of a villa, this home has polished timber flooring, a neutral décor and bright spacious rooms to enhance the relaxed liveability. It includes large living room (A/C); kitchen open to meals area; 4 bedrooms (or 3 with BIRs or WIR plus a study); 2 bathrooms; powder room, ducted heating; paved courtyard; and double carport. In a tranquil tree-lined street on a bus route, near all amenities

Comparable Properties



1/80 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,105,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 5

Property Type: Unit



2/31 Wheeler St ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: Townhouse (Res)



2/52 Neville St CARNEGIE 3163 (REI)

Agent Comments

2 - -

Price: \$1,086,000

Method: Private Sale

Date: 27/04/2017

Rooms: -

Property Type: Unit

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

1/53 Leila Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,589,000

House X

Suburb Ormond

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
1/80 Oakleigh Rd CARNEGIE 3163	\$1,105,000	13/05/2017
2/31 Wheeler St ORMOND 3204	\$1,100,000	01/04/2017
2/52 Neville St CARNEGIE 3163	\$1,086,000	27/04/2017