

## 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

6/34 CADBY AVENUE ORMOND VIC 3204

### Indicative selling price

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

Single Price

\$810,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Ormond

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/47 WHEELER STREET ORMOND VIC 3204	\$788,000	26-Oct-24
3/24 STATION AVENUE MCKINNON VIC 3204	\$820,000	04-Jun-24
2A ELM GROVE MCKINNON VIC 3204	\$830,000	13-Jul-24

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: 13 November 2024



**1/47 WHEELER STREET ORMOND  
VIC 3204**

2 2 1

Sold Price

<sup>RS</sup>

**\$788,000**

Sold Date

**26-Oct-24**

Distance

**0.12km**



**3/24 STATION AVENUE  
MCKINNON VIC 3204**

2 2 1

Sold Price

**\$820,000**

Sold Date

**04-Jun-24**

Distance

**0.4km**



**2A ELM GROVE MCKINNON VIC  
3204**

2 1 1

Sold Price

**\$830,000**

Sold Date

**13-Jul-24**

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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