

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

2/5 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$580,000

&

\$635,000

Median sale price

Median price \$656,500

Property Type Unit

Suburb Ormond

Period - From 27/10/2018

to

26/10/2019

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	10/9-13 Coorigil Rd CARNEGIE 3163	\$636,000	17/05/2019
2	1/35 Leila Rd ORMOND 3204	\$599,000	29/05/2019
3	1/14 Maroona Rd CARNEGIE 3163	\$580,000	14/06/2019

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:

27/10/2019 17:50

Vicki Pollard

03 9557 5500

0439 655 727

vpollard@woodards.com.au

Indicative Selling Price

\$580,000 - \$635,000

Median Unit Price

27/10/2018 - 26/10/2019: \$656,500



 2  1 

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 1016.921 sqm approx

Agent Comments

Comparable Properties



10/9-13 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  2

Price: \$636,000

Method: Sold Before Auction

Date: 17/05/2019

Property Type: Villa



1/35 Leila Rd ORMOND 3204 (VG)

Agent Comments

 2  -  -

Price: \$599,000

Method: Sale

Date: 29/05/2019

Property Type: Flat/Unit/Apartment (Res)



1/14 Maroona Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 14/06/2019

Property Type: Apartment