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	4/63 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between $275,000 & $300,000

Median sale price

Median price $622,500 Property Type Unit Suburb Ormond

Period - From 01/10/2020 to 30/09/2021 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	6/2a Frogmore Rd CARNEGIE 3163	$300,000	02/07/2021
2	7/36 Tranmere Av CARNEGIE 3163	$300,000	02/09/2021
3	4/38 Moonya Rd CARNEGIE 3163	$295,000	15/07/2021

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: 01/10/2021 14:30

4/63 Ulupna Road, Ormond Vic 3204

1 - -

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$290,000 - $315,000
Median Unit Price
01/10/2020 - 30/09/2021: $622,500

Comparable Properties

6/2a Frogmore Rd CARNEGIE 3163 (VG)

1 - -

Price: $300,000
Method: Sale
Date: 02/07/2021
Property Type: Strata Unit/Flat

Agent Comments

7/36 Tranmere Av CARNEGIE 3163 (REI)

1 1 1

Price: $300,000
Method: Private Sale
Date: 02/09/2021
Property Type: Apartment

Agent Comments

4/38 Moonya Rd CARNEGIE 3163 (REI/VG)

1 1 1

Price: $295,000
Method: Private Sale
Date: 15/07/2021
Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

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