

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

2/22 CADBY 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Ormond

Period-from

01 Nov 2022

to

31 Oct 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

8/24-26 CADBY AVENUE ORMOND VIC 3204	\$1,060,000	01-Jul-23
3/7 STATION AVENUE MCKINNON VIC 3204	\$1,100,000	07-Oct-23
3/66 WHITMUIR ROAD MCKINNON VIC 3204	\$1,168,000	11-Nov-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: 21 November 2023



8/24-26 CADBY AVENUE ORMOND VIC 3204 Sold Price ^{RS} **\$1,060,000** Sold Date **01-Jul-23**

 3  2  1

Distance **0.03km**



3/7 STATION AVENUE MCKINNON VIC 3204 Sold Price ^{RS} **\$1,100,000** Sold Date **07-Oct-23**

 3  2  1

Distance **0.38km**



3/66 WHITMUIR ROAD MCKINNON VIC 3204 Sold Price ^{RS} **\$1,168,000** Sold Date **11-Nov-23**

 3  2  2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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