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

101/575 North Road, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$570,000		&		\$600,000			
Median sale pr	rice							
Median price	\$654,000	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	304/144 Mckinnon Rd MCKINNON 3204	\$578,500	13/12/2024
2	110/16 Etna St GLEN HUNTLY 3163	\$590,000	11/12/2024
3	103/32 Mavho St BENTLEIGH 3204	\$573,000	27/11/2024

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:

25/02/2025 14:18





Nick Renna



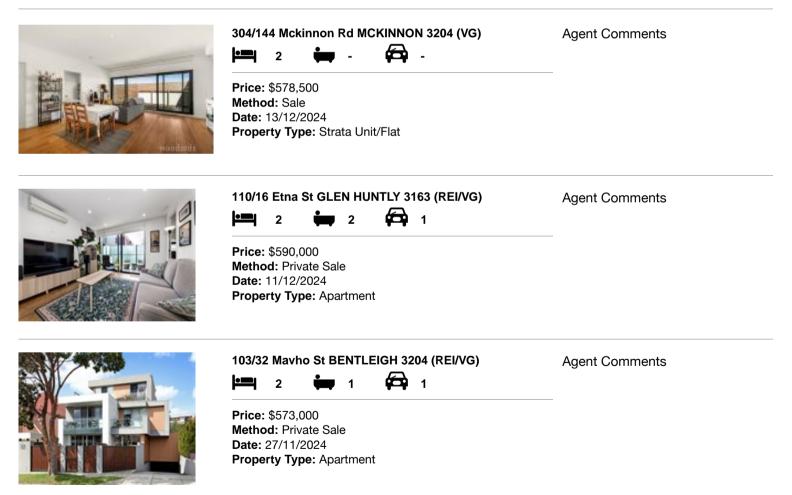


Property Type: Apartment Agent Comments

9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$570,000 - \$600,000 Median Unit Price December quarter 2024: \$654,000

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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