

# 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

2/43 Ulupna Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000

&

\$870,000

### Median sale price

Median price \$632,000

Property Type Unit

Suburb Ormond

Period - From 28/01/2020

to

27/01/2021

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 | 6/5 Freeman St CAULFIELD 3162  | \$860,000 | 06/12/2020   |
| 2 | 25 Byron St CARNEGIE 3163      | \$850,000 | 23/12/2020   |
| 3 |                                |           |              |

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:

28/01/2021 15:54



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**Property Type:** Villa

Agent Comments

## Comparable Properties



**6/5 Freeman St CAULFIELD 3162 (REI)**

Agent Comments

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**Price:** \$860,000

**Method:** Auction Sale

**Date:** 06/12/2020

**Property Type:** Unit



**25 Byron St CARNEGIE 3163 (REI)**

Agent Comments

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**Price:** \$850,000

**Method:** Private Sale

**Date:** 23/12/2020

**Property Type:** Townhouse (Single)

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.