# 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

G03/2 Ormond Road, Ormond Vic 3204

# Indicative selling price

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Single price \$599,000

#### Median sale price

Median price	\$709,000	Pro	operty Type Unit	:		Suburb	Ormond
Period - From	01/04/2022	to	30/06/2022	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	102/10 Station Av MCKINNON 3204	\$595,000	12/08/2022
2	104/18 Hamilton St BENTLEIGH 3204	\$590,000	24/05/2022
3	202/7 Ormond Rd ORMOND 3204	\$567,000	23/04/2022

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:

14/09/2022 09:53









Rooms: 3 Property Type: Apartment Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

> Indicative Selling Price \$599,000 Median Unit Price June quarter 2022: \$709,000

# **Comparable Properties**



102/10 Station Av MCKINNON 3204 (REI)



Price: \$595,000 Method: Private Sale Date: 12/08/2022 Property Type: Apartment Agent Comments



104/18 Hamilton St BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$590,000 Method: Private Sale Date: 24/05/2022 Property Type: Apartment



202/7 Ormond Rd ORMOND 3204 (REI/VG)



Agent Comments

Price: \$567,000 Method: Auction Sale Date: 23/04/2022 Property Type: Apartment

### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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