

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

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

Single price

\$599,000

Median sale price

Median price

\$709,000

Property Type

Unit

Suburb

Ormond

Period - From

01/04/2022

to

30/06/2022

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	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



2
 2
 1

Rooms: 3
Property Type: Apartment
Agent Comments

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Indicative Selling Price
 \$599,000

Median Unit Price
 June quarter 2022: \$709,000

Comparable Properties



102/10 Station Av MCKINNON 3204 (REI)

Agent Comments

2
 2
 1

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



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

Agent Comments

2
 2
 1

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



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

Agent Comments

2
 1
 1

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

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