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	635 North Road, Ormond Vic 3204

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,930,000 Property Type House Suburb Ormond

Period - From 01/07/2021 to 30/09/2021 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	29 Beauville Av MURRUMBEENA 3163	$1,570,000	10/07/2021
2	16 Victory St MURRUMBEENA 3163	$1,500,000	06/11/2021
3	1009 North Rd MURRUMBEENA 3163	$1,500,000	01/08/2021

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: 16/11/2021 11:44

635 North Road, Ormond Vic 3204

Ari Levin
9573 6100
0407 412 142
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3 2 2

Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2021: $1,930,000

Comparable Properties



29 Beauville Av MURRUMBEENA 3163 (REI/VG)

2 1 2

Price: $1,570,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



16 Victory St MURRUMBEENA 3163 (REI)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)

Agent Comments



1009 North Rd MURRUMBEENA 3163 (VG)

3 - -

Price: $1,500,000
Method: Sale
Date: 01/08/2021
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE
propertydata .com.au

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