

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 2/12 Lillimur Road, Ormond 3204

Indicative selling price

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

Single price \$790,000

Median sale price

Median price \$509,750

Unit X

Suburb
 or locality Ormond

Period - From 01/07/2017 to 30/09/2017

Source REIV

Comparable property sales

- 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 Lillimur Road Ormond	\$728,250	15/10/2017
4/12 Warartah Avenue Glen Huntly	\$760,000	17/9/2017
1/276 Grange Road Ormond	\$790,000	26/6/2017