

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 12/26 Lillimur Road, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Range between \$430,000 & \$470,000

Median sale price

(*Delete house or unit as applicable)

Median price \$690,000 *House ☐ *unit ☒ Suburb
 or locality ORMOND

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 10/13 Waratah Av GLEN HUNTLY 3163	\$450,000	27/03/2017
2: 6/16 Walsh St ORMOND 3204	\$437,500	08/04/2017
3: 7/1015 Glen Huntly Rd, CAULFIELD	\$492,000	08/04/2017