

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 2/26 Lillimur Road ORMOND 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$600,000 & \$650,000

## Median sale price

Median price \$607,400 Property type UNIT Suburb ORMOND

Period - From 01/04/2020 to 30/06/2020 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
2/29 Katandra Road ORMOND 3204	\$629,800	30/06/2020
3/25 Whitmuir Road BENTLEIGH 3204	\$649,000	06/06/2020
2/32 Walsh Street ORMOND 3204	\$637,000	08/05/2020

This Statement of Information was prepared on: Tuesday 21 July 2020