

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

410 North 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)

Single Price

\$1,900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,880,000

Property type

House

Suburb

Ormond

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

680 North Road Ormond VIC 3204	\$1,850,000	20-Nov-21
20 Oloughlan Street Ormond VIC 3204	\$2,100,000	15-Dec-21
699 North Road Carnegie VIC 3163	\$1,680,000	30-Sep-21

OR

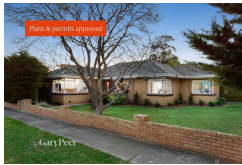
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 February 2022

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680 North Road Ormond VIC 3204 Sold Price **\$1,850,000** Sold Date **20-Nov-21**

3 1 2

Distance **1.35km**



20 Oloughlan Street Ormond VIC 3204 Sold Price **\$2,100,000** Sold Date **15-Dec-21**

3 2 2

Distance **0.21km**



699 North Road Carnegie VIC 3163 Sold Price **\$1,680,000** Sold Date **30-Sep-21**

3 1 2

Distance **2.15km**

RS = Recent sale

UN = Undisclosed Sale

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