

# 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

401/437 North Road, Ormond Vic 3204

### Indicative selling price

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

Range between \$450,000

&

\$495,000

### Median sale price

Median price \$686,000

Property Type Unit

Suburb Ormond

Period - From 01/10/2019

to 30/09/2020

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	3/140 Mckinnon Rd MCKINNON 3204	\$480,000	28/11/2020
2	1/142 Mckinnon Rd MCKINNON 3204	\$480,000	24/07/2020
3			

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:

04/12/2020 09:50



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending September 2020: \$686,000

## Comparable Properties



**3/140 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 28/11/2020

**Property Type:** Unit



**1/142 Mckinnon Rd MCKINNON 3204 (VG)**

Agent Comments



**Price:** \$480,000

**Method:** Sale

**Date:** 24/07/2020

**Property Type:** Strata Unit/Flat

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.