

# 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

7/16 Ulupna 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 \$480,000

&

\$528,000

### Median sale price

Median price \$530,000

Property Type Unit

Suburb Ormond

Period - From 01/01/2022

to 31/03/2022

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	3/501 North Rd ORMOND 3204	\$530,000	12/03/2022
2	8/30 Lillimur Rd ORMOND 3204	\$530,000	03/12/2021
3	2/265 Grange Rd ORMOND 3204	\$525,000	24/02/2022

**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:

22/04/2022 10:11



**Property Type:**

Agent Comments

## Comparable Properties



**3/501 North Rd ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Auction Sale

**Date:** 12/03/2022

**Property Type:** Unit



**8/30 Lillimur Rd ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Sold Before Auction

**Date:** 03/12/2021

**Property Type:** Apartment

**2/265 Grange Rd ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$525,000

**Method:** Sold Before Auction

**Date:** 24/02/2022

**Property Type:** Apartment