

# 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

1/4 Ulupna Road, Ormond Vic 3204

### Indicative selling price

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

Single price

\$1,450,000

### Median sale price

Median price

\$632,000

Property Type

Unit

Suburb

Ormond

Period - From

01/01/2023

to

31/12/2023

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	1/1 Bundeera Rd CAULFIELD SOUTH 3162	\$1,500,000	06/02/2024
2	1/1 Prince Edward Av MCKINNON 3204	\$1,430,000	13/10/2023
3	19a Francesco St BENTLEIGH EAST 3165	\$1,416,800	07/10/2023

**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:

18/03/2024 16:46

1/4 Ulupna Road, Ormond Vic 3204

**Jellis  
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

**Indicative Selling Price**

\$1,450,000

**Median Unit Price**

Year ending December 2023: \$632,000



4 2 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/1 Bundeera Rd CAULFIELD SOUTH 3162**  
(REI/VG)

Agent Comments

3 2 3

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 06/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 263 sqm approx



**1/1 Prince Edward Av MCKINNON 3204**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$1,430,000

**Method:** Sold Before Auction

**Date:** 13/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 311 sqm approx



**19a Francesco St BENTLEIGH EAST 3165**  
(REI/VG)

Agent Comments

4 3 2

**Price:** \$1,416,800

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 325 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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