

# 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

14/30 Lillimur 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 & \$490,000

### Median sale price

Median price \$531,500 Property Type Unit Suburb Ormond

Period - From 01/07/2020 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	1/60 Mimosa Rd CARNEGIE 3163	\$492,500	28/10/2020
2	101/115 Neerim Rd GLEN HUNTLY 3163	\$460,000	17/12/2020
3	1/46 Belsize Av CARNEGIE 3163	\$450,000	01/12/2020

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:

14/01/2021 13:51

14/30 Lillimur Road, Ormond Vic 3204



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

September quarter 2020: \$531,500

## Comparable Properties



**1/60 Mimosa Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$492,500

**Method:** Private Sale

**Date:** 28/10/2020

**Property Type:** Apartment



**101/115 Neerim Rd GLEN HUNTLY 3163 (REI)**

Agent Comments

2 1 1

**Price:** \$460,000

**Method:** Sold Before Auction

**Date:** 17/12/2020

**Property Type:** Apartment



**1/46 Belsize Av CARNEGIE 3163 (REI)**

Agent Comments

2 1 1

**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 01/12/2020

**Rooms:** 3

**Property Type:** Apartment

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.