

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

2/424 North Road, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$690,000

Median sale price

Median price \$603,500 Property Type Unit Suburb Ormond

Period - From 01/10/2023 to 30/09/2024 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	4/28 Royal Av GLEN HUNTLY 3163	\$702,000	25/06/2024
2	4/71 Leila Rd ORMOND 3204	\$683,000	25/05/2024
3	12/21 Gardenvale Rd CAULFIELD SOUTH 3162	\$700,000	12/05/2024

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:

04/11/2024 10:45



2 1 1

Property Type: Villa
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
Year ending September 2024: \$603,500

Comparable Properties



4/28 Royal Av GLEN HUNTLY 3163 (REI/VG) Agent Comments

2 1 1

Price: \$702,000
Method: Private Sale
Date: 25/06/2024
Property Type: Unit
Land Size: 1263 sqm approx



4/71 Leila Rd ORMOND 3204 (REI) Agent Comments

2 1 1

Price: \$683,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit



12/21 Gardenvale Rd CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 12/05/2024
Property Type: Villa

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