

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/64 Lillimur Road, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price N/A or range between \$660,000 & \$720,000

Median sale price

Median price \$605,500 Property type Unit Suburb Ormond

Period - From 01/07/2018 to 30/06/2019 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
2/85-87 Miller St CARNEGIE 3163	\$720,000	10/08/2019
8/205 Grange Rd GLEN HUNTLY 3163	\$690,000	15/06/2019
3/40 Ulupna Rd ORMOND 3204	\$670,000	10/08/2019

This Statement of Information was prepared on: 23/09/2019