

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

201/575 NORTH 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ormond

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

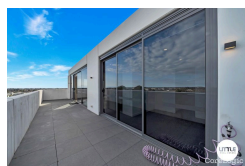
Date of sale

403/240 MCKINNON ROAD MCKINNON VIC 3204	\$660,000	18-Nov-23
104/31 PRINCE EDWARD AVENUE MCKINNON VIC 3204	\$640,000	11-Nov-23
105/19 LILLIMUR ROAD ORMOND VIC 3204	\$580,000	17-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 13 February 2024


**403/240 MCKINNON ROAD
MCKINNON VIC 3204**
 2  2  1

Sold Price **\$660,000** Sold Date **18-Nov-23**

Distance **0.88km**

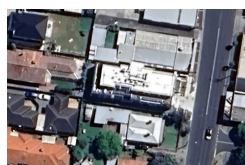
**104/31 PRINCE EDWARD AVENUE
MCKINNON VIC 3204**
 2  2  2

Sold Price **\$640,000** Sold Date **11-Nov-23**

Distance **0.62km**

**105/19 LILLIMUR ROAD ORMOND
VIC 3204**
 2  2  1

Sold Price ^{RS} **\$580,000** Sold Date **17-Nov-23**

Distance **0.39km**

**2/323 JASPER ROAD ORMOND VIC
3204**
 2  2  1

Sold Price **\$585,000** Sold Date **25-Nov-23**

Distance **0.16km**
RS = Recent sale

UN = Undisclosed Sale

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