

2/38 Lillimur Road, Ormond Vic 3204



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median House Price
March quarter 2017: \$1,589,000

Comparable Properties



2/5 James St GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$460,000
Method: Auction Sale
Date: 05/03/2017
Rooms: 3
Property Type: Apartment



10/13 Waratah Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000
Method: Sold Before Auction
Date: 27/03/2017
Rooms: 3
Property Type: Apartment



5/32 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$425,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: Apartment

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

2/38 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between

\$420,000

&

\$460,000

Median sale price

Median price

\$1,589,000

House

X

Suburb

Ormond

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
2/5 James St GLEN HUNTLY 3163	\$460,000	05/03/2017
10/13 Waratah Av GLEN HUNTLY 3163	\$450,000	27/03/2017
5/32 Royal Av GLEN HUNTLY 3163	\$425,000	08/04/2017