

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

4/439 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,250

Property type

Unit

Suburb

Ormond

Period-from

01 Jan 2022

to

31 Dec 2022

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

301/437 NORTH ROAD ORMOND VIC 3204	\$460,000	11-Mar-22
5/435 NORTH ROAD ORMOND VIC 3204	\$535,000	16-Aug-22
3/501 NORTH ROAD ORMOND VIC 3204	\$530,000	12-Mar-22

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: 25 January 2023



301/437 NORTH ROAD ORMOND VIC 3204

Sold Price **\$460,000** Sold Date **11-Mar-22**

 2  1  1

Distance **0.01km**



5/435 NORTH ROAD ORMOND VIC 3204

Sold Price **\$535,000** Sold Date **16-Aug-22**

 2  1  1

Distance **0.02km**



3/501 NORTH ROAD ORMOND VIC 3204

Sold Price **\$530,000** Sold Date **12-Mar-22**

 2  1  1

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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