

# 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

5/8 Lillimur Road, Ormond VIC 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$725,000

## Median sale price

Median price

\$449,000

Property type

Unit

Suburb

Ormond

Period - From

01/10/2022

to

31/12/2022

Source

REIV

## Comparable property sales

- 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
2/249 Grange Rd ORMOND 3204	\$765,000	18/02/2023
3/34 Ulupna Rd ORMOND 3204	\$720,000	26/11/2022
1/33 Leila Rd ORMOND 3204	\$686,000	07/10/2022

This Statement of Information was prepared on:

18/03/2023