

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 4/630 North Road, ORMOND 3204

## Indicative selling price

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

**Single price \$363,000**

## Median sale price

Median **Unit** for **ORMOND** for period **Feb 2019 - Jul 2019**

Sourced from **Pricefinder**.

**\$606,000**

## Comparable property sales

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 the most comparable to the property for sale.

**170/115 Neerim Road,**  
Glen Huntly 3163

**Price \$375,000** Sold 06 April  
2019

**203/2 Bellsize Avenue,**  
Carnegie 3163

**Price \$385,000** Sold 08 April  
2019

**9/225 Koornang Road,**  
Carnegie 3163

**Price \$366,000** Sold 01 June  
2019

This Statement of Information was prepared on 8th Oct 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit  
2 beds 1 baths 1 parking

## Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

## Contact agents



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**RayWhite**