

# 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

7/8 Ormond Road, Ormond Vic 3204

### Indicative selling price

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

Range between \$400,000 & \$440,000

### Median sale price

Median price \$610,900 Property Type Unit Suburb Ormond

Period - From 01/04/2020 to 31/03/2021 Source REIV

### 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 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
1	91/115 Neerim Rd GLEN HUNTLY 3163	\$430,000	11/02/2021
2	7/5 Wattle Av GLEN HUNTLY 3163	\$420,000	27/02/2021
3	2/22 Royal Av GLEN HUNTLY 3163	\$420,000	12/03/2021

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 six months.~~

This Statement of Information was prepared on:

18/05/2021 11:06

7/8 Ormond Road, Ormond Vic 3204

**Jellis  
Craig**

Ari Levin

9573 6100

0407 412 142

arilevin@jellisrcraig.com.au

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending March 2021: \$610,900



2 1 1

**Property Type:** Apartment

**Land Size:** 0 sqm approx

Agent Comments

## Comparable Properties



**91/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$430,000

**Method:** Sold Before Auction

**Date:** 11/02/2021

**Property Type:** Apartment



**7/5 Wattle Av GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$420,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Apartment



**2/22 Royal Av GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$420,000

**Method:** Sold Before Auction

**Date:** 12/03/2021

**Property Type:** Apartment

**Account** - Jellis Craig | P: 03 9593 4500