

## 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

11/18 ULUPNA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Ormond

Period-from

01 Nov 2023

to

31 Oct 2024

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

3/7 LEILA ROAD ORMOND VIC 3204	\$395,000	20-Aug-24
10/49-51 ULUPNA ROAD ORMOND VIC 3204	\$380,000	12-May-24
103/193 MCKINNON ROAD MCKINNON VIC 3204	\$387,000	17-Nov-23

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: 12 November 2024



**3/7 LEILA ROAD ORMOND VIC  
3204**

Sold Price **\$395,000** Sold Date **20-Aug-24**

1 1 1

Distance **0.28km**



**10/49-51 ULUPNA ROAD ORMOND  
VIC 3204**

Sold Price **\$380,000** Sold Date **12-May-24**

1 1 1

Distance **0.31km**



**103/193 MCKINNON ROAD  
MCKINNON VIC 3204**

Sold Price **\$387,000** Sold Date **17-Nov-23**

1 1 1

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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