

Statement of Information

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	6/297 Jasper Road Ormond, 3204
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$495,000
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Median sale price

Median price	\$561,500	Property Type	UNIT	Suburb	ORMOND
Period - From	01-Jan-2022	to	31-Dec-2022	Source	REIV

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/25 Vickery Street, Bentleigh	\$491,999	26-Sep-2022
2	9/13 Elm Grove, McKinnon	\$488,000	15-Sep-2022
3	6/3 Rosedale Avenue, Glen Huntly	\$475,000	22-Oct-2022

This statement of information was prepared on 25-Jan-2023 at 9:07:21 AM EST