

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

2/6 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Ormond

Period - From 26/10/2020 to 25/10/2021 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	2/26 Royal Av GLEN HUNTLY 3163	\$680,000	13/10/2021
2	9/29 Katandra Rd ORMOND 3204	\$624,999	27/04/2021
3	2/25 Whitmuir Rd BENTLEIGH 3204	\$584,000	23/02/2021

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:

26/10/2021 10:14



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
26/10/2020 - 25/10/2021: \$625,000

Comparable Properties



2/26 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$680,000
Method: Auction Sale
Date: 13/10/2021
Property Type: Unit

9/29 Katandra Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$624,999
Method: Private Sale
Date: 27/04/2021
Property Type: Unit



2/25 Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$584,000
Method: Private Sale
Date: 23/02/2021
Rooms: 4
Property Type: Unit