

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

7/13 Ormond Road, Ormond Vic 3204

Indicative selling price

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

Range between \$300,000

&

\$320,000

Median sale price

Median price \$650,500

Property Type Unit

Suburb Ormond

Period - From 01/01/2019

to 31/12/2019

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	10/10 Ormond Rd ORMOND 3204	\$319,999	28/08/2019
2	5/12 Rosedale Av GLEN HUNTLY 3163	\$317,000	17/11/2019
3	3/26 Eumeralla Rd CAULFIELD SOUTH 3162	\$314,000	24/08/2019

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:

30/01/2020 11:47



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
Year ending December 2019: \$650,500

Comparable Properties



10/10 Ormond Rd ORMOND 3204 (VG)

Agent Comments

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Price: \$319,999
Method: Sale
Date: 28/08/2019
Property Type: Flat/Unit/Apartment (Res)



5/12 Rosedale Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

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Price: \$317,000
Method: Auction Sale
Date: 17/11/2019
Property Type: Apartment



3/26 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

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Price: \$314,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 3
Property Type: Apartment