## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7/13 Ormond Road, Ormond Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$300,000		&		\$320,000			
Median sale pr	rice							
Median price	\$650,500	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ado	dress 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









**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)



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

Agent Comments



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



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



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

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.