

## 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

666 NORTH 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

\$1,550,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Ormond

Period-from

01 Aug 2023

to

31 Jul 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

1/245 GRANGE ROAD ORMOND VIC 3204	-	16-Aug-24
2/34 BROWNS ROAD BENTLEIGH EAST VIC 3165	\$1,605,000	10-Sep-23
1/4 ULUPNA ROAD ORMOND VIC 3204	\$1,400,000	19-Mar-24

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: 21 August 2024



1/245 GRANGE ROAD ORMOND  
VIC 3204

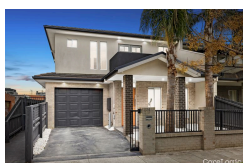
4 2 2

Sold Price

RS - UN

Sold Date **16-Aug-24**

Distance **0.64km**



2/34 BROWNS ROAD BENTLEIGH  
EAST VIC 3165

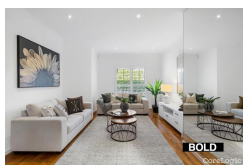
4 2 2

Sold Price

**\$1,605,000**

Sold Date **10-Sep-23**

Distance **2.07km**



1/4 ULUPNA ROAD ORMOND VIC  
3204

4 2 2

Sold Price

**\$1,400,000**

Sold Date **19-Mar-24**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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