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	104/2 ULUPNA ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$620,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,500	Property type	Unit	Suburb	Ormond
Period-from	01 Aug 2022	to	31 Jul 2023	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
101/7 ORMOND ROAD ORMOND VIC 3204	$585,000	03-May-23
101/187 BOORAN ROAD CAULFIELD SOUTH VIC 3162	$600,000	18-Jul-23
303/277 CENTRE ROAD BENTLEIGH VIC 3204	$620,000	24-Jul-23

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: 02 August 2023

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101/7 ORMOND ROAD ORMOND VIC 3204

2 2 1

Sold Price **$585,000** Sold Date **03-May-23**

Distance **0.18km**

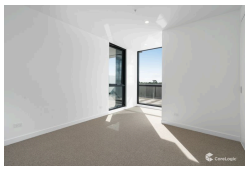


101/187 BOORAN ROAD CAULFIELD SOUTH VIC 3162

2 2 1

Sold Price RS **$600,000** UN Sold Date **18-Jul-23**

Distance **1.01km**



303/277 CENTRE ROAD BENTLEIGH VIC 3204

2 2 1

Sold Price RS **$620,000** Sold Date **24-Jul-23**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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