Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/35 Leila Road, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$655,000

Median sale price

Median price	\$632,000	Pro	perty Type U	nit		Suburb	Ormond
Period - From	01/01/2023	to	31/12/2023	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.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	8/18 Ulupna Rd ORMOND 3204	\$671,000	10/02/2024
2	7/55a Coorigil Rd CARNEGIE 3163	\$630,000	11/02/2024
3	3/10 Moonya Rd CARNEGIE 3163	\$625,000	12/02/2024

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:	25/03/2024 09:06



Date of sale







Property Type: Unit Agent Comments

Indicative Selling Price \$655,000 Median Unit Price Year ending December 2023: \$632,000

Comparable Properties

8/18 Ulupna Rd ORMOND 3204 (VG)

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Price: \$671,000 Method: Sale Date: 10/02/2024

Property Type: Strata Unit/Flat

Agent Comments



7/55a Coorigil Rd CARNEGIE 3163 (VG)

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Price: \$630,000 Method: Sale Date: 11/02/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/10 Moonya Rd CARNEGIE 3163 (VG)

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Price: \$625,000 Method: Sale Date: 12/02/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - 11 North | P: 1300 353 836





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