

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

2/35 Leila Road, Ormond Vic 3204

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

Property Type

Unit

Suburb

Ormond

Period - From

01/01/2023

to

31/12/2023

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	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



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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)

Agent Comments

2 - -

Price: \$671,000
Method: Sale
Date: 10/02/2024
Property Type: Strata Unit/Flat



7/55a Coorrigil Rd CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$630,000
Method: Sale
Date: 11/02/2024
Property Type: Flat/Unit/Apartment (Res)



3/10 Moonya Rd CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$625,000
Method: Sale
Date: 12/02/2024
Property Type: Flat/Unit/Apartment (Res)

Account - 11 North | P: 1300 353 836