

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

4/7 Leila 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Ormond

Period-from

01 Apr 2019

to

31 Mar 2020

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

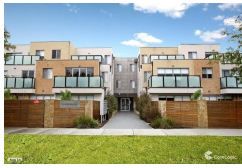
Date of sale

23/30 Lillimur Road Ormond VIC 3204	\$375,000	08-Nov-19
4/24 Lillimur Road Ormond VIC 3204	\$369,999	11-Dec-19
1/30 Walsh Street Ormond VIC 3204	\$380,000	19-Mar-20

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: 20 April 2020



23/30 Lillimur Road Ormond VIC 3204

Sold Price

\$375,000

Sold Date

08-Nov-19



1



1



1

Distance

0.14km



4/24 Lillimur Road Ormond VIC 3204

Sold Price

\$369,999

Sold Date

11-Dec-19



1



1



1

Distance

0.2km



1/30 Walsh Street Ormond VIC 3204

Sold Price

^{RS} **\$380,000** ^{UN}

Sold Date

19-Mar-20



1



1



1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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