Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4D Oakleigh Road, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000 & \$950,000	nge between \$	nge between \$880,000	&	\$950,000	
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Median sale price

Median price	\$603,500	Pro	perty Type	Unit		Suburb	Ormond
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/18 Mackay Av GLEN HUNTLY 3163	\$880,000	26/10/2024
2	1/36 Woodville Av GLEN HUNTLY 3163	\$1,010,000	24/08/2024
3	3/1 Buckley St CARNEGIE 3163	\$1,005,000	23/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/01/2025 09:08
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Indicative Selling Price \$880,000 - \$950,000 **Median Unit Price** Year ending September 2024: \$603,500



Property Type: Unit Land Size: 253 sqm approx

Agent Comments

Comparable Properties



1/18 Mackay Av GLEN HUNTLY 3163 (REI)

Price: \$880,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit

Agent Comments



1/36 Woodville Av GLEN HUNTLY 3163 (REI/VG)

2





Agent Comments

Price: \$1,010,000 Method: Auction Sale Date: 24/08/2024 Property Type: Unit

Land Size: 260 sqm approx

3/1 Buckley St CARNEGIE 3163 (REI/VG)







Price: \$1,005,000 Method: Private Sale Date: 23/08/2024 Property Type: Unit

Land Size: 218 sqm approx

Agent Comments





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