

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

4D Oakleigh Road, Ormond Vic 3204

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$603,500 Property 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	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 comparable properties 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



Property Type: Unit

Land Size: 253 sqm approx

Agent Comments

Comparable Properties



1/18 Mackay Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



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

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)

Agent Comments



Price: \$1,005,000

Method: Private Sale

Date: 23/08/2024

Property Type: Unit

Land Size: 218 sqm approx