

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

2/30 LILLIMUR 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jul 2021

to

30 Jun 2022

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

5/21 LILLIMUR ROAD ORMOND VIC 3204	\$510,000	01-Jun-22
8/24 LILLIMUR ROAD ORMOND VIC 3204	\$582,000	04-Apr-22
15/273 GRANGE ROAD ORMOND VIC 3204	\$490,000	26-May-22

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.

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5/21 LILLIMUR ROAD ORMOND VIC 3204 Sold Price **\$510,000** Sold Date **01-Jun-22**

2 1 1

Distance -



8/24 LILLIMUR ROAD ORMOND VIC 3204 Sold Price **\$582,000** Sold Date **04-Apr-22**

2 1 1

Distance -



15/273 GRANGE ROAD ORMOND VIC 3204 Sold Price **\$490,000** Sold Date **26-May-22**

2 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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