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	13/498 North Road, Ormond Vic 3204

Indicative selling price

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

Single price $549,000

Median sale price

Median price $785,000 Property Type Unit Suburb Ormond

Period - From 01/10/2021 to 31/12/2021 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	101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	$560,000	28/01/2022
2	8/10 St Huberts Rd CARNEGIE 3163	$552,500	30/10/2021
3	3/501 North Rd ORMOND 3204	$530,000	12/03/2022

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: 11/04/2022 12:20

13/498 North Road, Ormond Vic 3204

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2 2 2

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$549,000
Median Unit Price
December quarter 2021: $785,000

Comparable Properties



101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 28/01/2022
Property Type: Apartment

Agent Comments



8/10 St Huberts Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $552,500
Method: Auction Sale
Date: 30/10/2021
Property Type: Apartment

Agent Comments



3/501 North Rd ORMOND 3204 (REI)

2 1 1

Price: $530,000
Method: Auction Sale
Date: 12/03/2022
Property Type: Unit

Agent Comments

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