

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

1/4 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Ormond

Period - From 01/10/2018

to

30/09/2019

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	1b Mernda Av CARNEGIE 3163	\$1,102,000	09/11/2019
2	2/268 Grange Rd ORMOND 3204	\$1,080,000	07/10/2019
3	1/22 Woorack Rd CARNEGIE 3163	\$1,065,000	26/10/2019

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:

11/11/2019 15:55

1/4 Ulupna Road, Ormond Vic 3204

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending September 2019: \$1,365,000



 4  2  2

Property Type: Townhouse

Agent Comments

Elegantly updated proportions provide the perfect balance of style, space and low maintenance ease in this street front townhouse boasting its own private entry and driveway just a short stroll from Ormond Village. Generous four-bedroom two-bathroom accommodation features two outdoor domains, all season alfresco entertaining, remote double garage and secure OSP.

Comparable Properties



1b Mernda Av CARNEGIE 3163 (REI)

Agent Comments

 3  2  1

Price: \$1,102,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Townhouse (Res)



2/268 Grange Rd ORMOND 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,080,000

Method: Private Sale

Date: 07/10/2019

Property Type: Townhouse (Single)



1/22 Woorack Rd CARNEGIE 3163 (REI)

Agent Comments

 4  3  2

Price: \$1,065,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.