

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

3/9 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$709,000

Property Type Unit

Suburb Ormond

Period - From 01/07/2021

to

30/06/2022

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	5/9 Wattle Av GLEN HUNTLY 3163	\$705,000	28/05/2022
2	2/9 Rosedale Av GLEN HUNTLY 3163	\$685,000	14/05/2022
3	1/14 Gnarwyn Rd CARNEGIE 3163	\$655,000	30/04/2022

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:

15/08/2022 09:37

3/9 Ulupna Road, Ormond Vic 3204

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

Year ending June 2022: \$709,000



 2  1  1

Property Type: Apartment

Land Size: 87 sqm approx

Agent Comments

Comparable Properties



5/9 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$705,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Unit



2/9 Rosedale Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit



1/14 Gnarwyn Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  2

Price: \$655,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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