Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/21 Lillimur Road, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$430,000		&		\$470,000			
Median sale p	rice							
Median price	\$596,000	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/6 Morton Av CARNEGIE 3163	\$450,000	13/06/2024
2	207/25 Truganini Rd CARNEGIE 3163	\$450,000	21/03/2024
3	4/82 Mitchell St BENTLEIGH 3204	\$490,000	16/03/2024

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:

05/08/2024 12:24









Property Type: Apartment Agent Comments

Jason Isaacs 03 8532 5200 0488 700 789 jason.isaacs@belleproperty.com

Indicative Selling Price \$430,000 - \$470,000 Median Unit Price Year ending June 2024: \$596,000

Comparable Properties



2/6 Morton Av CARNEGIE 3163 (REI/VG)



Price: \$450,000 Method: Sold Before Auction Date: 13/06/2024 Property Type: Apartment



207/25 Truganini Rd CARNEGIE 3163 (REI/VG) Agent Comments



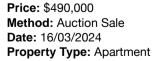
Price: \$450,000 Method: Auction Sale Date: 21/03/2024 Property Type: Apartment

4/82 Mitchell St BENTLEIGH 3204 (REI/VG)



Agent Comments

Agent Comments



Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018





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