

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

2/21 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$596,000 Property Type Unit Suburb Ormond

Period - From 01/07/2023 to 30/06/2024 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	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

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



1 1 1

Property Type: Apartment
Agent Comments

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)

Agent Comments

1 1 1

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



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

Agent Comments

1 1 1

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



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

Agent Comments

1 1 2

Price: \$490,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment

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