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	5/435 North Road, Ormond Vic 3204

Indicative selling price

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

Range between $510,000 & $560,000

Median sale price

Median price $630,000 Property Type Unit Suburb Ormond

Period - From 01/04/2021 to 31/03/2022 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	8/24 Lillimur Rd ORMOND 3204	$582,000	04/04/2022
2	5/5 Rosedale Av GLEN HUNTLY 3163	$570,000	03/05/2022
3	202/7 Ormond Rd ORMOND 3204	$567,000	23/04/2022

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: 01/07/2022 11:29

5/435 North Road, Ormond Vic 3204



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$510,000 - $560,000
Median Unit Price
Year ending March 2022: $630,000

Comparable Properties

8/24 Lillimur Rd ORMOND 3204 (VG)

2 - -

Price: $582,000
Method: Sale
Date: 04/04/2022
Property Type: Strata Unit/Flat

Agent Comments



5/5 Rosedale Av GLEN HUNTLY 3163 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 03/05/2022
Property Type: Strata Unit/Flat

Agent Comments



202/7 Ormond Rd ORMOND 3204 (REI/VG)

2 1 1

Price: $567,000
Method: Auction Sale
Date: 23/04/2022
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9586 0500

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