

## 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

4/13 LILLIMUR ROAD ORMOND VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$709,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Ormond

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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 LILLIMUR ROAD ORMOND VIC 3204	\$710,000	12-Jul-23
2/8 LILLIMUR ROAD ORMOND VIC 3204	\$710,000	12-Jul-23
3/75 ROBERT STREET BENTLEIGH VIC 3204	\$750,000	20-May-23

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 6 months.~~

This Statement of Information was prepared on: 09 October 2023



**1/8 LILLIMUR ROAD ORMOND VIC 3204**

Sold Price

**\$710,000**

Sold Date

**12-Jul-23**

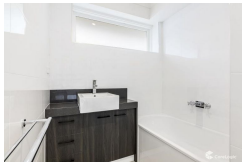
 2

 1

 1

Distance

**0.11km**



**2/8 LILLIMUR ROAD ORMOND VIC 3204**

Sold Price

Sold Date

**12-Jul-23**

 2

 1

 1

Distance

**0.11km**



**3/75 ROBERT STREET BENTLEIGH VIC 3204**

Sold Price

**\$750,000**

Sold Date

**20-May-23**

 2

 1

 1

Distance

**1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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