

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

81 Leila Road, Ormond Vic 3204

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,907,500

Property Type

House

Suburb

Ormond

Period - From

30/04/2021

to

29/04/2022

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	19 Ardyne St MURRUMBEENA 3163	\$1,888,000	11/12/2021
2	101 Mimosa Rd CARNEGIE 3163	\$1,850,000	26/03/2022
3	18 Patterson St CARNEGIE 3163	\$1,830,000	05/11/2021

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:

30/04/2022 16:58

81 Leila Road, Ormond Vic 3204

Ben Quigley
03 9557 5500
0411 878 636
bquigley@woodards.com.au



 4  2  2

Property Type: House
Land Size: 679 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000
Median House Price
30/04/2021 - 29/04/2022: \$1,907,500

Comparable Properties



19 Ardyne St MURRUMBEENA 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,888,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 686 sqm approx



101 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,850,000
Method: Private Sale
Date: 26/03/2022
Property Type: House



18 Patterson St CARNEGIE 3163 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,830,000
Method: Sold Before Auction
Date: 05/11/2021
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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