

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

53 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Ormond

Period - From 01/10/2022

to

31/12/2022

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	79 Leila Rd ORMOND 3204	\$1,452,000	05/11/2022
2	16 Oakleigh Cr ORMOND 3204	\$1,425,000	11/02/2023
3	23 Exhibition St MCKINNON 3204	\$1,425,000	17/09/2022

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:

08/03/2023 09:58

53 Ulupna Road, Ormond Vic 3204

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2022: \$1,800,000



2 1 2

Property Type: House

Agent Comments

Comparable Properties



79 Leila Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$1,452,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 487 sqm approx



16 Oakleigh Cr ORMOND 3204 (REI)

Agent Comments

3 1 1

Price: \$1,425,000

Method: Private Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 497 sqm approx



23 Exhibition St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,425,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 374 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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