

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

6/34 CADBY AVENUE ORMOND VIC 3204

Indicative selling price

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

Single Price

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Ormond

Period-from

01 Nov 2022

to

31 Oct 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	\$790,000	09-Nov-23
5/22 STATION AVENUE MCKINNON VIC 3204	\$808,000	18-Nov-23
2/224 JASPER ROAD MCKINNON VIC 3204	\$735,000	13-Oct-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: 21 November 2023



1/8 LILLIMUR ROAD ORMOND VIC 3204

Sold Price

^{RS} **\$790,000** ^{UN}

Sold Date **09-Nov-23**

 2  1  1

Distance **0.3km**



**5/22 STATION AVENUE
MCKINNON VIC 3204**

Sold Price

^{RS} **\$808,000**

Sold Date **18-Nov-23**

 2  2  1

Distance **0.42km**



**2/224 JASPER ROAD MCKINNON
VIC 3204**

Sold Price

^{RS} **\$735,000**

Sold Date **13-Oct-23**

 2  1  1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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