

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/27 Lillimur Road Ormond, 3204
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Indicative selling price

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

Single price	\$395,000.00
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Median sale price

Median price	\$785,000.00	Property Type	UNIT	Suburb	ORMOND
Period - From	01-Oct-2021	to	31-Dec-2021	Source	REIV

Comparable property sales

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	8/30 Royal Avenue, Glen Huntly	\$403,000.00	24-Nov-2021
2	12/25 Lillimur Road, Ormond	\$412,000.00	08-Aug-2021
3	4/5 Wattle Avenue, Glen Huntly	\$406,500.00	13-Nov-2021

This statement of information was prepared on 26-Apr-2022 at 1:12:48 PM EST