

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

2/25 Katandra Road, Ormond Vic 3204

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$567,500

Property Type Unit

Suburb Ormond

Period - From 01/04/2021

to 30/06/2021

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	5/12 Wattle Av GLEN HUNTLY 3163	\$729,000	22/09/2021
2	5/4 Park Av GLEN HUNTLY 3163	\$715,000	15/06/2021
3	7/58 Coorigil Rd CARNEGIE 3163	\$706,000	05/08/2021

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:

07/10/2021 16:09

2/25 Katandra Road, Ormond Vic 3204

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



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
June quarter 2021: \$567,500

Comparable Properties



5/12 Wattle Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$729,000
Method: Private Sale
Date: 22/09/2021
Property Type: Unit



5/4 Park Av GLEN HUNTLY 3163 (VG)

Agent Comments

2 - -

Price: \$715,000
Method: Sale
Date: 15/06/2021
Property Type: Flat/Unit/Apartment (Res)



7/58 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$706,000
Method: Sold Before Auction
Date: 05/08/2021
Property Type: Unit

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



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