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	4/25 Murray Road, Ormond Vic 3204

Indicative selling price

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

Single price $839,000

Median sale price

Median price $713,000 Property Type Unit Suburb Ormond

Period - From 01/10/2019 to 31/12/2019 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	3/50 Glen Orme Av ORMOND 3204	$847,500	22/02/2020
2	3/205 Centre Rd BENTLEIGH 3204	$817,000	30/11/2019
3	3/900 Hampton St BRIGHTON 3186	$790,000	08/11/2019

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: 27/03/2020 17:31

4/25 Murray Road, Ormond Vic 3204

Kosta Mesaritis
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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$839,000
Median Unit Price
December quarter 2019: $713,000

Private rear freestanding 2 bedroom brick villa enjoying stylish north facing living & dining, dynamic stone kitchen (900mm Falcon stove & Miele dishwasher), semi ensuite, a striking tiled north facing courtyard garden & a double auto garage. McKinnon Sec College zone

Comparable Properties



3/50 Glen Orme Av ORMOND 3204 (REI)

2 2 2

Price: $847,500
Method: Auction Sale
Date: 22/02/2020
Property Type: Townhouse (Res)

Agent Comments



3/205 Centre Rd BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $817,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Unit

Agent Comments



3/900 Hampton St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $790,000
Method: Sold Before Auction
Date: 08/11/2019
Property Type: Villa

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.