

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	102/2 Ulupna Road Ormond, 3204
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Indicative selling price

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

Range between	\$500,000 & \$550,000
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Median sale price

Median price	\$620,000	Property Type	UNIT	Suburb	ORMOND
Period - From	01-May-2024	to	30-Apr-2025	Source	Corelogic

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	205/40 Mavho Street, Bentleigh VIC 3204	\$549,500	15-Dec-2024
2	1/12 Vickery Street, Bentleigh VIC 3204	\$547,000	20-Nov-2024
3	101/45 Ulupna Road, Ormond VIC 3204	\$540,000	02-May-2025

This statement of information was prepared on 16-May-2025 at 3:15:30 PM AEST