

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

21/534 North Road, Ormond Vic 3204

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Ormond

Period - From 01/04/2023 to 31/03/2024 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	2/435 North Rd ORMOND 3204	\$485,000	16/01/2024
2	8/75 Lillimur Rd ORMOND 3204	\$452,000	17/02/2024
3	33/30 Lillimur Rd ORMOND 3204	\$440,000	09/02/2024

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:

17/04/2024 11:22



Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
Year ending March 2024: \$620,000

Comparable Properties



2/435 North Rd ORMOND 3204 (REI/VG) Agent Comments



Price: \$485,000
Method: Private Sale
Date: 16/01/2024
Property Type: Apartment



8/75 Lillimur Rd ORMOND 3204 (REI) Agent Comments



Price: \$452,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Apartment



33/30 Lillimur Rd ORMOND 3204 (REI/VG) Agent Comments



Price: \$440,000
Method: Private Sale
Date: 09/02/2024
Property Type: Unit
Land Size: 2029 sqm approx