Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 478 - 480 North Road, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	n \$1,800,000		&		\$1,980,0	00		
Median sale p	rice							
Median price	\$1,820,000	Pro	operty Type	Hou	ISE		Suburb	Ormond
Period - From	23/05/2024	to	22/05/2025		So	urce	Property	/ Data

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 Tyrone St ORMOND 3204	\$1,920,000	03/03/2025
2	62 Ulupna Rd ORMOND 3204	\$1,900,000	28/11/2024
3	700 North Rd ORMOND 3204	\$1,545,000	23/11/2024

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:

23/05/2025 15:06



MATTHEW IACO





Rooms: 8 Property Type: Strata Unit/Flat Land Size: 878 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price 23/05/2024 - 22/05/2025: \$1,820,000

Comparable Properties

5 Tyrone St ORMOND 3204 (REI)	Agent Comments
1 2 1 2	
Price: \$1,920,000	
Property Type: House (Res)	
62 Ulupna Rd ORMOND 3204 (REI/VG)	Agent Comments
4 🗰 2 🏟 2	
Price: \$1,900.000	
Method: Private Sale	
Land Size: 705 sqm approx	
700 North Rd ORMOND 3204 (REI/VG)	Agent Comments
1 6 2	
Price: \$1,545,000	
Method: Auction Sale	
Property Type: House (Res)	

Account - Matthew Iaco & Associates Pty Ltd | P: 03 9532 8845

Land Size: 570 sqm approx



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