Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$635,000

Median sale price

Median price	\$608,000	Pro	perty Type	Unit		Suburb	Ormond
Period - From	01/04/2024	to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	201/193 Mckinnon Rd MCKINNON 3204	\$630,000	26/05/2025
2	203/19 Lillimur Rd ORMOND 3204	\$630,000	22/03/2025
3	4/273 Grange Rd ORMOND 3204	\$632,000	16/02/2025

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:	14/06/2025 12:38



Date of sale









Property Type: Apartment



Indicative Selling Price \$635,000 Median Unit Price Year ending March 2025: \$608,000

Agent Comments

Built around 2018, Body corp fees approx. \$6640 P.A. Council fee is approx: \$1,017

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Comparable Properties



201/193 Mckinnon Rd MCKINNON 3204 (REI)

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Agent Comments

Price: \$630,000 **Method:** Private Sale **Date:** 26/05/2025

Property Type: Apartment



203/19 Lillimur Rd ORMOND 3204 (REI/VG)

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Agent Comments

Price: \$630,000 Method: Auction Sale Date: 22/03/2025

Property Type: Apartment



4/273 Grange Rd ORMOND 3204 (REI/VG)

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Price: \$632,000 Method: Auction Sale Date: 16/02/2025 Property Type: Unit



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Agent Comments





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