

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

302/437 NORTH ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,250

Property type

Unit

Suburb

Ormond

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

4/11 ORMOND ROAD ORMOND VIC 3204	\$470,000	26-Oct-24
35/30 LILLIMUR ROAD ORMOND VIC 3204	\$450,000	09-Dec-24
8/14 HOLLOWAY STREET ORMOND VIC 3204	\$450,000	24-Mar-25

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 6 months.~~

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4/11 ORMOND ROAD ORMOND VIC 3204

Sold Price

\$470,000

Sold Date

26-Oct-24

 2

 1

 1

Distance

0.69km



35/30 LILLIMUR ROAD ORMOND VIC 3204

Sold Price

\$450,000

Sold Date

09-Dec-24

 2

 1

 1

Distance

0.47km



8/14 HOLLOWAY STREET ORMOND VIC 3204

Sold Price

^{RS} **\$450,000**

Sold Date

24-Mar-25

 2

 1

 1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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