

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

1/4 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$632,000 Property Type Unit Suburb Ormond

Period - From 01/01/2023 to 31/12/2023 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	2/48 Queen St ORMOND 3204	\$1,250,000	10/02/2024
2	28 Cadby Av ORMOND 3204	\$1,171,000	15/12/2023
3	1/12 Scotts St BENTLEIGH 3204	\$1,160,000	17/02/2024

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: 20/02/2024 14:10

1/4 Ulupna Road, Ormond Vic 3204

**Jellis
Craig**

Jack Liu

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending December 2023: \$632,000



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/48 Queen St ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 10/02/2024

Property Type: Townhouse (Single)



28 Cadby Av ORMOND 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,171,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 301 sqm approx



1/12 Scotts St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,160,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

Land Size: 235 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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