

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

10/11 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Single price

\$245,000

Median sale price

Median price

\$590,500

Property Type

Unit

Suburb

Ormond

Period - From

01/10/2023

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	5/36 Ulupna Rd ORMOND 3204	\$267,000	19/12/2023
2	14/36 Lillimur Rd ORMOND 3204	\$256,000	29/08/2023
3	11/6 Ormond Rd ORMOND 3204	\$238,000	15/12/2023

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:

29/01/2024 17:00



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$245,000

Median Unit Price
December quarter 2023: \$590,500

Comparable Properties



5/36 Ulupna Rd ORMOND 3204 (REI)

Agent Comments



Price: \$267,000
Method: Private Sale
Date: 19/12/2023
Property Type: Apartment
Land Size: 1011 sqm approx



14/36 Lillimur Rd ORMOND 3204 (REI)

Agent Comments



Price: \$256,000
Method: Private Sale
Date: 29/08/2023
Property Type: Apartment



11/6 Ormond Rd ORMOND 3204 (REI)

Agent Comments



Price: \$238,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300