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
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Single price \$245,000

Median sale price

Median price	\$590,500	Pro	operty Type Unit	t		Suburb	Ormond
Period - From	01/10/2023	to	31/12/2023	Soι	urce	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.

Ado	dress 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



10/11 Holloway Street, Ormond Vic 3204

woodards





Property Type: Apartment Agent Comments

Indicative Selling Price \$245,000 **Median Unit Price** December guarter 2023: \$590,500

Comparable Properties





1

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

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



propertydata

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