

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

10/7 WILD CHERRY 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

\$280,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,500

Property type

Unit

Suburb

Ormond

Period-from

01 Aug 2022

to

31 Jul 2023

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

7/38 WOORNACK ROAD CARNEGIE VIC 3163	\$300,000	04-May-23
8/13 WATTLE AVENUE GLEN HUNTLY VIC 3163	\$310,000	29-May-23
7/6 NEWMAN AVENUE CARNEGIE VIC 3163	\$305,000	22-Jun-23

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.~~

This Statement of Information was prepared on: 07 August 2023

**7/38 WOORNACK ROAD
CARNEGIE VIC 3163**

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Sold Price **\$300,000** Sold Date **04-May-23**Distance **1.08km****8/13 WATTLE AVENUE GLEN
HUNTLY VIC 3163**

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Sold Price **\$310,000** Sold Date **29-May-23**Distance **1.17km****7/6 NEWMAN AVENUE CARNEGIE
VIC 3163**

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Sold Price **\$305,000** Sold Date **22-Jun-23**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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