

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

2/1 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Ormond

Period - From 20/05/2023 to 19/05/2024 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	1/203 Booran Rd CAULFIELD SOUTH 3162	\$1,110,000	14/05/2024
2	1/9 Rigby Av CARNEGIE 3163	\$1,075,000	23/04/2024
3	8/17 Loranne St BENTLEIGH 3204	\$1,015,000	11/05/2024

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:

20/05/2024 10:02



3 2 2
Rooms: 5
Property Type: Townhouse (Res)

Indicative Selling Price
\$980,000 - \$1,050,000
Median Townhouse Price
20/05/2023 - 19/05/2024: \$1,300,000

Comparable Properties



1/203 Booran Rd CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3 2 2

Price: \$1,110,000
Method: Private Sale
Date: 14/05/2024
Property Type: Townhouse (Single)



1/9 Rigby Av CARNEGIE 3163 (REI) [Agent Comments](#)

3 2 2

Price: \$1,075,000
Method: Private Sale
Date: 23/04/2024
Property Type: Townhouse (Single)
Land Size: 299 sqm approx



8/17 Loranne St BENTLEIGH 3204 (REI) [Agent Comments](#)

3 2 2

Price: \$1,015,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)