

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/4 Holloway Street Ormond, 3204
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$310,000 & \$330,000
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### Median sale price

Median price	\$335,500	Property Type	UNIT	Suburb	ORMOND
Period - From	07-Feb-2023	to	06-Feb-2024	Source	REA

### Comparable property sales

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	6/13 Holloway Street, Ormond, Vic 3204	\$337,000	20-Sep-2023
2	2/125 Mckinnon Road, McKinnon, Vic 3204	\$345,000	30-Jan-2024
3	10/7 Wild Cherry Road, Ormond, Vic 3204	\$330,000	09-Sep-2023

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