

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

3/40 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Ormond

Period - From 01/04/2023 to 31/03/2024 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	2/246 Grange Rd CARNEGIE 3163	\$880,000	26/03/2024
2	1/34 Ulupna Rd ORMOND 3204	\$836,000	16/03/2024
3	4/10 Rosedale Av GLEN HUNTLY 3163	\$835,000	11/04/2024

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:

22/04/2024 11:09



2 1 2

Rooms: 5
Property Type: Unit
Land Size: 204 Approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
Year ending March 2024: \$620,000

Comparable Properties



2/246 Grange Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

2 1 2

Price: \$880,000
Method: Auction Sale
Date: 26/03/2024
Property Type: Unit
Land Size: 256 sqm approx



1/34 Ulupna Rd ORMOND 3204 (REI)

[Agent Comments](#)

2 1 1

Price: \$836,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit



4/10 Rosedale Av GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

2 1 1

Price: \$835,000
Method: Sold Before Auction
Date: 11/04/2024
Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480