

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

3/62 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between \$800,000 & \$880,000

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	1/34 Mernda Av CARNEGIE 3163	\$932,000	16/12/2023
2	2/40 Neville St CARNEGIE 3163	\$930,000	25/11/2023
3	4/15 Wattle Av GLEN HUNTLY 3163	\$830,000	02/03/2024

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:

16/04/2024 17:33

Ruth Roberts

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2024: \$620,000



Property Type:

Agent Comments

Comparable Properties



1/34 Mernda Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$932,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Unit



2/40 Neville St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit



4/15 Wattle Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Villa

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