

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

30 Leila Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,805,000 Property Type House Suburb Ormond

Period - From 15/01/2023 to 14/01/2024 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 Moonya Rd CARNEGIE 3163	\$1,700,000	06/09/2023
2	692 North Rd ORMOND 3204	\$1,680,000	29/07/2023
3	37 Lindsay Av MURRUMBEENA 3163	\$1,625,000	11/11/2023

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:

15/01/2024 20:56

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Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
15/01/2023 - 14/01/2024: \$1,805,000

Comparable Properties



1 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 930 sqm approx



692 North Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 703 sqm approx



37 Lindsay Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 614 sqm approx