

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

4/71 Leila Road, Ormond Vic 3204

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Ormond

Period - From 01/01/2024 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	7/55a Coorigil Rd CARNEGIE 3163	\$630,000	11/02/2024
2	3/10 Moonya Rd CARNEGIE 3163	\$625,000	12/02/2024
3	2/164 Leila Rd MURRUMBEENA 3163	\$600,000	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:

25/04/2024 18:23

Ruth Roberts
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
March quarter 2024: \$580,000

Comparable Properties



7/55a Coorigil Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$630,000
Method: Sale
Date: 11/02/2024
Property Type: Flat/Unit/Apartment (Res)



3/10 Moonya Rd CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$625,000
Method: Sale
Date: 12/02/2024
Property Type: Flat/Unit/Apartment (Res)



2/164 Leila Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Apartment

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