Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$58	80,000	&	\$620,000

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Ormond
Period - From	01/01/2024	to	31/03/2024	So	ource	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

Add	dress 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 comparableproperties 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





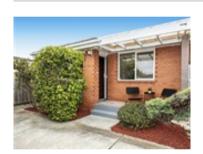
Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

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





Comparable Properties



7/55a Coorigil Rd CARNEGIE 3163 (VG)

Price: \$630,000 Method: Sale Date: 11/02/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/10 Moonya Rd CARNEGIE 3163 (VG)

——— 2

Method: Sale Date: 12/02/2024

Price: \$625,000

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/164 Leila Rd MURRUMBEENA 3163 (REI)

Price: \$600.000 Method: Auction Sale Date: 02/03/2024

Property Type: Apartment

Agent Comments

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



