

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

4/9 DUNLOP AVENUE ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,500

Property type

Unit

Suburb

Ormond

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

2/299A-301 JASPER ROAD ORMOND VIC 3204	\$624,000	25-Mar-23
103/323 JASPER ROAD ORMOND VIC 3204	\$623,000	04-Apr-22
2/294 JASPER ROAD MCKINNON VIC 3204	\$600,000	17-Dec-22

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 6 months.

This Statement of Information was prepared on: 14 August 2023



**2/299A-301 JASPER ROAD
ORMOND VIC 3204**

 2  1  1

Sold Price **\$624,000** Sold Date **25-Mar-23**

Distance **0.17km**



**103/323 JASPER ROAD ORMOND
VIC 3204**

 2  1  -

Sold Price **\$623,000** Sold Date **04-Apr-22**

Distance **0.15km**



**2/294 JASPER ROAD MCKINNON
VIC 3204**

 2  1  1

Sold Price **\$600,000** Sold Date **17-Dec-22**

Distance **0.32km**



**1/8 LILLIMUR ROAD ORMOND VIC
3204**

 2  1  1

Sold Price **\$705,000** Sold Date **19-Mar-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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