

# 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

5/6 Ormond Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$250,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Ormond

Period - From

14/05/2023

to

13/05/2024

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	5/36 Lillimur Rd ORMOND 3204	\$260,000	14/03/2024
2	10/11 Holloway St ORMOND 3204	\$245,000	04/02/2024
3	11/6 Ormond Rd ORMOND 3204	\$238,000	15/12/2023

**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:

14/05/2024 14:48



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$250,000

**Median Unit Price**

14/05/2023 - 13/05/2024: \$540,000

## Comparable Properties



**5/36 Lillimur Rd ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$260,000

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** Apartment



**10/11 Holloway St ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$245,000

**Method:** Private Sale

**Date:** 04/02/2024

**Property Type:** Apartment



**11/6 Ormond Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$238,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** Apartment

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