

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

6/31 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Ormond

Period - From 18/06/2023 to 17/06/2024 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	1b Oakleigh Rd CARNEGIE 3163	\$1,200,000	18/02/2024
2	5/50 Glen Orme Av ORMOND 3204	\$1,105,000	25/05/2024
3			

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: 18/06/2024 11:04



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

18/06/2023 - 17/06/2024: \$540,000

Comparable Properties



1b Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Sold After Auction

Date: 18/02/2024

Property Type: Townhouse (Single)



5/50 Glen Orme Av ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,105,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Townhouse (Res)

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.

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