### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

. ,	
Address	8/498 North Road, Ormond Vic 3204
Including suburb and	

postcode

## Indicative selling price

Property offered for sale

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

Range between	\$500,000	&	\$550,000
-			

### Median sale price

Median price	\$1,867,000	Pro	perty Type	House		Suburb	Ormond
Period - From	01/10/2022	to	30/09/2023		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 sixmonths 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	2/15 Bent St BENTLEIGH 3204	\$580,000	21/11/2023
2	2/45 Ulupna Rd ORMOND 3204	\$545,000	08/09/2023
3			

#### OR

В\* 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.

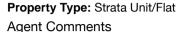
This Statement of Information was prepared on:	21/11/2023 16:17





Kon Galitos 9593 4500 0414 902 680 kongalitos

**Indicative Selling Price** \$500,000 - \$550,000 **Median House Price** Year ending September 2023: \$1,867,000





## Comparable Properties

2/15 Bent St BENTLEIGH 3204 (REI)





Price: \$580,000 Method: Private Sale Date: 21/11/2023

Property Type: Apartment

**Agent Comments** 

2/45 Ulupna Rd ORMOND 3204 (REI)

**-**2





Price: \$545,000

Method: Sold After Auction

Date: 08/09/2023

Property Type: Apartment

Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



