

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

8/75 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Ormond

Period - From 01/07/2023 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 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	1/38 Lillimur Rd ORMOND 3204	\$487,500	01/07/2023
2	103/269 Grange Rd ORMOND 3204	\$481,000	12/08/2023
3	7/25 Lillimur Rd ORMOND 3204	\$410,000	14/07/2023

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:

19/12/2023 14:21



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
September quarter 2023: \$550,000

Comparable Properties



1/38 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$487,500
Method: Auction Sale
Date: 01/07/2023
Property Type: Apartment



103/269 Grange Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$481,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Apartment



7/25 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000
Method: Sold Before Auction
Date: 14/07/2023
Property Type: Apartment
Land Size: 1014 sqm approx

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