

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

205/494 North Road 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

\$549,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jan 2019

to

31 Dec 2019

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

105/2 Ormond Road Ormond VIC 3204	\$561,000	01-Dec-19
14/498 North Road Ormond VIC 3204	\$636,500	07-Dec-19
101/23 Bent Street Bentleigh VIC 3204	\$550,000	13-Oct-19

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: 20 January 2020



105/2 Ormond Road Ormond VIC 3204

2 2 1

Sold Price

\$561,000

Sold Date

01-Dec-19

Distance

0.69km



14/498 North Road Ormond VIC 3204

2 2 2

Sold Price

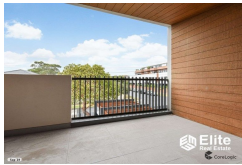
\$636,500

Sold Date

07-Dec-19

Distance

0.04km



101/23 Bent Street Bentleigh VIC 3204

2 2 1

Sold Price

\$550,000

Sold Date

13-Oct-19

Distance

1.29km



4/2 Ormond Road Ormond VIC 3204

2 2 1

Sold Price

\$662,500

Sold Date

16-Oct-19

Distance

0.69km



204/8 Blair Street Bentleigh VIC 3204

2 2 1

Sold Price

\$620,000

Sold Date

02-Dec-19

Distance

1.3km



113/22 Bent Street Bentleigh VIC 3204

2 2 1

Sold Price

\$578,000^{UN}

Sold Date

19-Dec-19

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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