

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 8/498 North Road, Ormond, VIC 3204

Indicative selling price

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

Single price or range between \$550,000 & \$570,000

Median sale price

Median price \$671,162 Property type Unit Suburb ORMOND
Period - From 14/01/2021 to 13/07/2021 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	11/498 North Road Ormond Vic 3204	\$595,000	2021-05-04
2	108/66 Bent Street Mckinnon Vic 3204	\$585,000	2021-04-03
3	103/575 North Road Ormond Vic 3204	\$507,500	2021-03-05

This Statement of Information was prepared on: 13/07/2021

