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	7/575 North Road, Ormond, VIC 3204

Indicative selling price

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

Single price	$635,000	or range between		&

Median sale price

Median price	$ 671,162	Property type	Unit	Suburb	ORMOND
Period - From	03/01/2021	to	02/07/2021	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8/25 Truganini Road Carnegie Vic 3163	$610,000	2021-02-09
2	102/13 Maroona Road Carnegie Vic 3163	$615,000	2021-04-12
3	202/11 Bent Street Bentleigh Vic 3204	$640,000	2021-05-09

This Statement of Information was prepared on: 02/07/2021

CONSUMER AFFAIRS VICTORIA