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	2/498 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	&	$600,000

Median sale price

Median price	$660,000	Property type	Unit	Suburb	ORMOND
Period - From	16/09/2023	to	15/09/2024	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	6/15 Vickery Street Bentleigh Vic 3204	$625,000	2024-09-02
2	6/39 Mavho Street Bentleigh Vic 3204	$595,000	2024-07-25
3	3/498 North Road Ormond Vic 3204	$585,000	2024-06-01

This Statement of Information was prepared on: 16/09/2024

CONSUMER AFFAIRS VICTORIA