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	4/11 Ormond Road, Ormond Vic 3204

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $530,000 Property Type Unit Suburb Ormond

Period - From 03/10/2023 to 02/10/2024 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	2/142 Mckinnon Rd MCKINNON 3204	$460,000	21/08/2024
2	2/11 Maroona Rd CARNEGIE 3163	$452,500	06/07/2024
3	5/8 Ormond Rd ORMOND 3204	$471,000	22/06/2024

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: 03/10/2024 08:11

4/11 Ormond Road, Ormond Vic 3204



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
03/10/2023 - 02/10/2024: $530,000

Comparable Properties



2/142 Mckinnon Rd MCKINNON 3204 (REI)

2 1 1

Price: $460,000
Method: Private Sale
Date: 21/08/2024
Property Type: Apartment

Agent Comments



2/11 Maroona Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $452,500
Method: Sold Before Auction
Date: 06/07/2024
Property Type: Apartment

Agent Comments



5/8 Ormond Rd ORMOND 3204 (REI/VG)

2 1 1

Price: $471,000
Method: Private Sale
Date: 22/06/2024
Property Type: Apartment

Agent Comments

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

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