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	9/476 North Road, Ormond, VIC 3204

Indicative selling price

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

Range between $320,000 & $340,000

Median sale price

Median price 616,000 Property Type Unit Suburb ORMOND

Period - From 18/05/2024 to 17/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	8/26 Eumeralla Road Caulfield South Vic 3162	$305,000	2024-08-16
2	3/134 Grange Road Carnegie Vic 3163	$332,000	2024-08-14
3	10/472-476 North Road Ormond Vic 3204	$370,000	2024-07-10

This Statement of Information was prepared on: 18/11/2024