

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

7/630 NORTH ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Ormond

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

7/545 NORTH ROAD ORMOND VIC 3204	\$360,000	15-Jul-24
3/8 WARATAH AVENUE GLEN HUNTLY VIC 3163	\$380,000	02-Jul-24
93/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$388,000	04-Dec-24

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 6 months.

This Statement of Information was prepared on: 06 December 2024



7/545 NORTH ROAD ORMOND VIC 3204

2 1 1

Sold Price

\$360,000

Sold Date

15-Jul-24

Distance

0.13km



3/8 WARATAH AVENUE GLEN HUNTLY VIC 3163

2 1 1

Sold Price

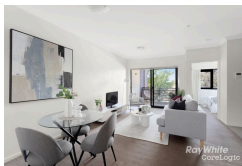
\$380,000

Sold Date

02-Jul-24

Distance

1.4km



93/115 NEERIM ROAD GLEN HUNTLY VIC 3163

2 1 1

Sold Price

^{RS} **\$388,000**

Sold Date

04-Dec-24

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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