

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

7/4 HOLLOWAY STREET 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

\$285,000

&

\$313,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,499

Property type

Unit

Suburb

Ormond

Period-from

01 Jun 2022

to

31 May 2023

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

11/49-51 ULUPNA ROAD ORMOND VIC 3204	\$347,000	11-Jan-23
8/13 WATTLE AVENUE GLEN HUNTLY VIC 3163	\$310,000	29-May-23
2/9 WARATAH AVENUE GLEN HUNTLY VIC 3163	\$292,000	24-Feb-23

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: 14 June 2023



**11/49-51 ULUPNA ROAD ORMOND
VIC 3204**

 1  1  1

Sold Price

\$347,000

Sold Date

11-Jan-23

Distance

0.34km



**8/13 WATTLE AVENUE GLEN
HUNTLY VIC 3163**

 1  1  1

Sold Price

^{RS} **\$310,000**

Sold Date

29-May-23

Distance

0.87km



**2/9 WARATAH AVENUE GLEN
HUNTLY VIC 3163**

 1  1  1

Sold Price

\$292,000

Sold Date

24-Feb-23

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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