

# 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

204/494 North Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Ormond

Period - From

19/12/2023

to

18/12/2024

Source

Property Data

### 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	204/39 Mavho St BENTLEIGH 3204	\$480,000	29/10/2024
2	3/335 North Rd CAULFIELD SOUTH 3162	\$485,000	28/10/2024
3	101/27 Bent St BENTLEIGH 3204	\$520,000	28/10/2024

**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:

19/12/2024 12:05



**Property Type:**

Agent Comments

## Comparable Properties



**204/39 Mavho St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 29/10/2024

**Property Type:** Apartment



**3/335 North Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** Apartment



**101/27 Bent St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** Apartment

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