

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 9/4 Holloway Street, Ormond Vic 3204

Indicative selling price

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

Range between \$260,000 & \$280,000

Median sale price

Median price \$728,250 House Unit X Suburb Ormond

Period - From 01/10/2017 to 31/12/2017 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	10/17 Arnott St ORMOND 3204	\$281,000	15/12/2017
2	11/34 Lillimur Rd ORMOND 3204	\$275,000	29/03/2018
3	7/17 Arnott St ORMOND 3204	\$273,000	19/10/2017

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.

9/4 Holloway Street, Ormond Vic 3204



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$260,000 - \$280,000
Median Unit Price
December quarter 2017: \$728,250

TERMS:10% deposit, balance 30, 60, 75 days WATER RATES:\$680.00 per annum approx. COUNCIL RATES:\$731.00 per annum approx. OWNERS CORPORATION:\$1800.00 per annum approx. CURRENT RENT:\$290.00 per week until October 2018

Comparable Properties



10/17 Arnott St ORMOND 3204 (VG)

Agent Comments

 1  -  -

Price: \$281,000
Method: Sale
Date: 15/12/2017
Rooms: -
Property Type: Strata Unit/Flat



11/34 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

 1  1  1

Price: \$275,000
Method: Private Sale
Date: 29/03/2018
Rooms: -
Property Type: Apartment



7/17 Arnott St ORMOND 3204 (REI)

Agent Comments

 1  1  1

Price: \$273,000
Method: Sold Before Auction
Date: 19/10/2017
Rooms: -
Property Type: Apartment