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 pr	ice						
Median price	\$728,250 H	ouse Un	it 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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)



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



11/34 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

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

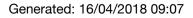


7/17 Arnott St ORMOND 3204 (REI)

Agent Comments

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

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