



 2    1    1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:**  
Agent Comments

**Indicative Selling Price**  
\$513,637 - \$565,000  
**Median Unit Price**  
March quarter 2017: \$690,000

## Comparable Properties



1/35 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments

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**Price:** \$590,000  
**Method:** Sold Before Auction  
**Date:** 14/12/2016  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:**



207/21 Belsize Av CARNEGIE 3163 (REI/VG)

Agent Comments

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**Price:** \$576,800  
**Method:** Sold Before Auction  
**Date:** 07/02/2017  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:**



107/14-18 Bent St BENTLEIGH 3204 (REI)

Agent Comments

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**Price:** \$569,000  
**Method:** Private Sale  
**Date:** 29/11/2016  
**Rooms:** 5  
**Property Type:** Apartment  
**Land Size:** 10 sqm

## 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 Ormond Road, Ormond Vic 3204

#### Indicative selling price

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

Range between \$513,637 & \$565,000

#### Median sale price

Median price \$690,000

Unit X

Suburb Ormond

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
1/35 Moonya Rd CARNEGIE 3163	\$590,000	14/12/2016
207/21 Belsize Av CARNEGIE 3163	\$576,800	07/02/2017
107/14-18 Bent St BENTLEIGH 3204	\$569,000	29/11/2016