

4/4 Holloway Street, Ormond Vic 3204



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

**Indicative Selling Price**  
\$280,000 - \$308,000  
**Median Unit Price**  
June quarter 2017: \$695,000

TERMS:10% deposit, balance 30, 60, 75 days WATER RATES:\$670.00 per annum approx. COUNCIL RATES:\$620.65 per annum approx. OWNERS CORPORATION:\$1890.00 per annum approx. CURRENT RENT:\$310.00 per week with monthly tenant

## Comparable Properties



**2/50 Lillimur Rd ORMOND 3204 (REI)**

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**Price:** \$327,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** Apartment

**Agent Comments**

Renovated ground floor apartment with north facing courtyard, extremely well presented



**9/80 Wornack Rd CARNEGIE 3163 (REI/VG)**

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**Price:** \$295,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 2  
**Property Type:** Apartment

**Agent Comments**

Renovated first floor apartment in neatly maintained garden block, no outdoor space



**12/194 Neerim Rd CARNEGIE 3163 (REI)**

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**Price:** \$285,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** Apartment

**Agent Comments**

Refreshed first floor apartment at quiet rear of block, no outdoor space

## 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

4/4 Holloway Street, Ormond Vic 3204

#### Indicative selling price

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

Range between

\$280,000

&

\$308,000

#### Median sale price

Median price

\$695,000

Unit

X

Suburb

Ormond

Period - From

01/04/2017

to

30/06/2017

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
2/50 Lillimur Rd ORMOND 3204	\$327,000	08/07/2017
9/80 Woonack Rd CARNEGIE 3163	\$295,000	01/04/2017
12/194 Neerim Rd CARNEGIE 3163	\$285,000	08/04/2017