

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 3 Malane 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) (\*Delete single price or range as applicable)

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

## 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	4 Newham Grove, Ormond 3204	\$1,360,000	07/12/19
2	62 Neville Street, Carnegie 3163	\$1,251,000	26/10/19
3	88 Truganini Road, Carnegie 3163	\$1,156,000	19/10/19

This Statement of Information was prepared on: