

# 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 1/28 Ulupna Road, Ormond

## 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 N/A or range between \$570,000 & \$620,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$600,000 \*House \*Unit x Suburb Ormond

Period - From 01/10/2018 to 31/12/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/62-64 Railway Rd, Carnegie	\$645,000	24/11/2018
2/9 Garden Ave, Glen Huntly	\$618,000	22/09/2018
3/25 Eumeralla Rd, Caulfield South	\$605,000	08/12/2018