

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 11/6 Ormond Road, Ormond VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$245,000

Median sale price

Median price \$550,000 Property type Unit Suburb Ormond

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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. 10/133 Booran Road, Caulfield South VIC 3162	\$250,000	10/10/2023
2. 2/36 Woornack Road, Carnegie VIC 3163	\$252,500	18/07/2023
3. 2/109 Grange Road, Glen Huntly VIC 3163	\$252,000	04/07/2023

This Statement of Information was prepared on: 6th December 2023