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	146 Wheatley Road, Ormond VIC 3204

Indicative selling price

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

~~Single price~~	~~$~~	or range between	$1,450,000	&	$1,595,000

Median sale price

Median price	$1,880,000	Property type	House	Suburb	Ormond

Period - From	01/01/2021	to	31/12/2021	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
14 Cadby Avenue, Ormond VIC 3204	$1,520,000	21/04/2022
11a Malua Street, Ormond VIC 3204	$1,540,000	19/03/2022
257 North Road, Caulfield South VIC 3162	$1,575,000	14/03/2022

This Statement of Information was prepared on: 01/06/2022