

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 4/60 Ulupna Road Ormond 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$410,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$526,250

*House ☐

*Unit ☒

Suburb Ormond

Period - From 01/04/2018 to 30/06/2018

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
7/13 Waratah Avenue Glen Huntly 3163	\$445,000	16/06/2018
8/360 North Road Ormond 3204	\$440,000	19/07/2018
11/28 Eumeralla Road Caulfield South 3162	\$425,000	23/06/2018