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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 202/437 North 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 \$ or range between \$410 000 & \$450 000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$520 000 \*House \*Unit X Suburb Ormond

Period - From 1<sup>st</sup> July 2018 to 30<sup>th</sup> Sept. 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
5/476 North Road, Ormond	\$470 000	05/10/2018
29/30 Lillimur Road, Ormond	\$435 000	20/10/2018
20/30 Lillimur Road, Ormond	\$415 000	20/10/2018