

# 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 3 Olympia Court, Ormond VIC 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,500,000 & \$1,650,000

## Median sale price

Median price \$1,355,000 Property type House Suburb Ormond

Period - From 01/07/2020 to 30/09/2020 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
22a Oakleigh Cr, Ormond VIC 3204	\$1,700,000	21/09/2020
22b Oakleigh Cr, Ormond VIC 3204	\$1,695,000	27/06/2020
26 Macgowan Av, Glen Huntly VIC 3163	\$1,681,000	28/07/2020

This Statement of Information was prepared on: 14/10/2020