

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 2/20 Foch Street Ormond, Vic 3204

Indicative selling price

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

Single price or range between \$1,180,000 & \$1,290,000

Median sale price

Median price \$765,000 Property type UNIT Suburb ORMOND

Period - From 01/04/2023 to 30/06/2023 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 1A Park Avenue, Glen Huntly 3163	\$1,251,000	22/04/2023
2. 1/34 Woodville Avenue, Glen Huntly 3163	\$1,290,000	29/07/2023
3. 1/42 Laura Street, Caulfield South 3162	\$1,200,000	27/08/2023

This Statement of Information was prepared on: 11/09/2023