

# 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 1A Wimmera Street, Ormond Victoria 3204

## Indicative selling price

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

Single price N/A or range between \$950,000 & \$1,045,000

## Median sale price

Median price \$2,008,000 Property type HOUSE Suburb ORMOND

Period - From 01/01/2022 to 31/03/2022 Source REIV

## Comparable property

**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. 3/1 Turner Av, GLEN HUNTLY 3163	\$1,075,000	06/05/2022
2. 2/13 Bayview St, BENTLEIGH EAST 3165	\$1,026,000	05/03/2022
3. 3/8 Wanalta Rd, Carnegie 3163	\$1,008,000	28/05/2022

Thursday 23<sup>rd</sup> June 2022