
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 11/49 Ulupna Road, Ormond 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$300,000 & \$330,000

Median sale price

Median price \$600,000

Unit X

Suburb Ormond

Period - From 01/09/2018

to 31/12/2018

Source R.E.I.V

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/10 Walsh Street, Ormond 3204	\$331,000	10/11/2018
4/26 Shepparson Avenue, Carnegie 3163	\$319,000	20/11/2018
6/80 Wornack Road, Carnegie 3163	\$280,000	17/11/2018