

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 1/35 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Single price - or range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$2,026,000 Property type House Suburb Ormond

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

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
635 North Rd ORMOND 3204	\$1,520,000	15/12/2021
39 Frederick St CAULFIELD SOUTH 3162	\$1,525,000	11/12/2021
6 Hillcrest Av CAULFIELD SOUTH 3162	\$1,610,000	14/12/2021

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/02/2022