

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

36a Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Single price \$2,395,000

Median sale price

Median price \$2,078,000

Property type House

Suburb Ormond

Period - From 01/07/2023

to 30/09/2023

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
27a MacGowan Av GLEN HUNTLY 3163	\$2,250,000	26/07/2023
38b Charles St BRIGHTON EAST 3187	\$2,480,000	07/10/2023
13a Lydia St BENTLEIGH 3204	\$2,500,000	17/11/2023

This Statement of Information was prepared on: 03/12/2023