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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

19 Lewis Street, Ormond 3204

## Indicative selling price

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

Single price

or range between

\$1,600,000

&

\$1,750,000

## Median sale price

Median price

\$1,930,000

Property type

House

Suburb

Ormond

Period - From

1/7/2021

to

30/9/2021

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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
39 Dalmore Avenue, Ormond 3204	\$1,690,000	28/9/2021
69 Bendigo Avenue, Bentleigh 3204	\$1,650,000	9/6/2021
18 Mernda Avenue, Carnegie 3163	\$1,800,000	28/10/2021

This Statement of Information was prepared on:

1/11/2021