

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

Indicative selling price

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

&

Median sale price

Median price *House *Unit Suburb
 Period - From to Source

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 Walnut Street Ormond 3204	\$1,403,000	11/1/2018
2A Ellindale Avenue McKinnon 3204	\$1,400,000	16/9/2017
23A Collins Street Ormond 3204	\$1,470,000	25/10/2017