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	240 Booran Road, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price		or range between	$900,000	&	$990,000

Median sale price

Median price	$709,000	Property type	TOWNHOUSE	Suburb	ORMOND
Period - From	01/05/2022	to	31/08/2022	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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
1. 2d Glen Orme Av MCKINNON 3204 VIC	$950,000	04/08/2022
2. 1/1229 Glen Huntly Rd CARNEGIE 3163 VIC	$950,000	15/06/2022
3. 3/25 Holloway St ORMOND 3204 VIC	$950,000	09/06/2022

This Statement of Information was prepared on: 31/08/2022