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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 30 Leinster Street, Ormond VIC 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 \$1,250,000 & \$1,375,000

## Median sale price

Median price \$1,420,000 \*House ☒ \*Unit ☐ Suburb Ormond

Period - From 01/10/2018 to 31/12/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
26 Florence Street, Ormond VIC 3204	\$1,248,888	23/12/2018
307 McKinnon Road, Bentleigh East VIC 3165	\$1,365,000	24/11/2018
13 Shanahan Cr, McKinnon VIC 3204	\$1,451,000	01/12/2018