

Statement of Information

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

10/37 Murray Road Ormond, 3204

Indicative selling price

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

Range between \$640,000.00 & \$680,000.00

Median sale price

Median price \$813,250.00 Property Type UNIT Suburb ORMOND

Period - From 01-Jan-2020 to 31-Mar-2020 Source PDOL

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
1	1/44 Union Street, Brighton East	\$650,000.00	01-Mar-2020
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	3/205 Grange Road, Glen Huntly	\$690,000.00	08-Dec-2019

This statement of information was prepared on 29-May-2020 at 3:51:04 PM EST