

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 10/476 North Road, Ormond VIC 3204

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$580,000 Property type Apartment Suburb Ormond

Period - From 01/02/2024 to 03/06/2024 Source REIV

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

Address of comparable property	Price	Date of sale
1. 10/214 Kambrook Road, Caulfield VIC 3162	\$340,000	10/05/2024
2. 7/5 James Street, Glen Huntly VIC 3163	\$355,000	21/03/2024
3. 10/49 Ulupna Road, Ormond VIC 3204	\$380,000	12/05/2024

This Statement of Information was prepared on: 03.06.2024