

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/30 Walsh Street Ormond, 3204
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$369,000
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### Median sale price

Median price	\$616,000	Property Type	UNIT	Suburb	ORMOND
Period - From	01-Nov-2023	to	31-Oct-2024	Source	Corelogic

### 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	2/71 Tranmere Avenue, Carnegie	\$375,000	29-May-2024
2	13/5 Gnarwyn Road, Carnegie	\$365,000	14-Jun-2024
3	4/173 Murrumbeena Road, Murrumbeena	\$355,000	15-Sep-2024

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