

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 216B Booran Road, Ormond

Indicative selling price

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

Single price \$1,450,000 or range between &

Median sale price

Median price \$1,365,000 Property type House Suburb Ormond

Period - From 01/10/2018 to 30/09/2019 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	167B Thomas St, Brighton East	\$1,680,000	17/08/2019
2	11C Elizabeth Cres, Carnegie	\$1,580,000	26/10/2019
3	7a Elimatta Road, Carnegie	\$1,500,000	14/09/2019

This Statement of Information was prepared on: 18/11/19