

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 4/14 Walsh Street ORMOND 3204

Indicative selling price

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

\$390,000 & \$420,000

Median sale price

Median price \$713,000 Property type UNIT Suburb ORMOND
Period - From 01/10/2019 to 31/12/2019 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
25/30 Lillimur Road ORMOND 3204	\$435,000	16/10/2019
3/12 Judith Street CARNEGIE 3163	\$430,000	26/10/2019
4/12 Judith Street CARNEGIE 3163	\$410,500	03/12/2019

This Statement of Information was prepared on: Friday 14th February 2020