

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

2/31 Wheeler Street, Ormond

## Indicative selling price

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

Single Price \$1,275,000

## Median sale price

Median price \$591,000

Property type Unit

Suburb Ormond

Period - From 01/10/2023

to 30/12/2023

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
5 Ellen Street Bentleigh East	\$1,411,000	10/02/2024
1/22 George Street Bentleigh East	\$1,320,000	15/12/2023
2/67 Lancaster Street Bentleigh East	\$1,241,000	02/12/2023

This Statement of Information was prepared on: 16/03/2024