

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 349 Koornang Road, Ormond VIC 3204

Indicative selling price

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

Single price - or range between \$900,000 & \$990,000

Median sale price

Median price \$1,735,000 Property type House Suburb Ormond

Period - From 07/08/2023 to 06/08/2023 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
1	141 Oakleigh Road, Carnegie 3163	\$1,072,000	17/06/2023
2	113 Murrumbeena Rd, Murrumbeena 3163	\$1,030,000	14/06/2023
3	1/51 Coorigil Road, Carnegie 3163	\$1,000,000	17/06/2023

This Statement of Information was prepared on: 07/08/2023