

# 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 29 Wimmera Street, Ormond VIC 3204

## Indicative selling price

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

Single price \$ or range between \$1,750,000 & \$1,925,000

## Median sale price

Median price \$1,590,000 \*House X \*Unit Suburb Ormond

Period - From 01/10/2017 to 31/12/2017 Source REIV

## 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 Wimmera Street, Ormond VIC 3204	\$1,910,000	24/03/2018
4 Walnut Street, Ormond VIC 3204	\$1,790,000	03/12/2017
1 Donaldson Street, Bentleigh VIC 3204	\$1,730,000	05/12/2017