

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

104/493 North Road, Ormond Vic 3204

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$550,000 Property type Unit Suburb Ormond

Period - From 01/07/2023 to 30/09/2023 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
203/103 Grange Rd GLEN HUNTLY 3163	\$505,000	25/10/2023
13/498 North Rd ORMOND 3204	\$497,500	07/10/2023
1/38 Lillimur Rd ORMOND 3204	\$487,500	01/07/2023

This Statement of Information was prepared on: 15/11/2023