

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 13 Dalmor Avenue Ormond

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price or range between \$1,900,000 & \$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,589,000 *House ☒ *unit ☐ Suburb
 or locality Ormond

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
4 Hawson Avenue Glen Huntly	\$1,996,000	18/06/2017
48 Stewart Street Ormond	\$1,975,000	27/03/2017
17 Fraser Street Ormond	\$2,201,000	18/03/2017