

# 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

5 Maud 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

\$2,050,000

&

\$2,250,000

## Median sale price

Median price

\$1,777,000

Property type

House

Suburb

Ormond

Period - From

01/10/2019

to

31/12/2019

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
22 Oak Street, Bentleigh VIC 3204	\$2,350,000	13/09/2019
49 Gardenvale Road, Gardenvale VIC 3185	\$2,200,000	25/11/2019
24 Wicklow Street, Ormond VIC 3204	\$2,050,000	21/11/2019

This Statement of Information was prepared on:

21/01/2020