

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 3/6 Ormond Road, Ormond Vic 3204

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$570,000 Property type Unit Suburb Ormond

Period - From 09/12/2023 to 08/12/2024 Source Property Data

Comparable property sales

Address of comparable property	Price	Date of sale
1. 18/28 Eumeralla Rd CAULFIELD SOUTH 3162	\$280,000	28/11/2024
2. 14/13 Rosedale Av GLEN HUNTLY 3163	\$285,000	09/11/2024

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 09/12/2024