

# 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 11/49 Ulupna Road, Ormond 3204

## Indicative selling price

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

Single price \$349,000

## Median sale price

Median price \$564,500 Property type Apartment Suburb Ormond

Period - From 01/07/2022 to 30/09/2022 Source R.E.I.V

## 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 |
|----------------------------------------|-----------|--------------|
| 7/133 Grange Road, Glen Huntly 3163    | \$353,000 | 22/11/2022   |
| 11/8 Rosedale Avenue, Glen Huntly 3163 | \$335,000 | 24/08/2022   |
| 2/8 Rosedale Avenue, Glen Huntly 3163  | \$350,000 | 09/09/2022   |

This Statement of Information was prepared on: 13/12/2022