

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 230 Booran Road, Ormond Victoria 3204

Indicative selling price

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

Single price N/A or range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,900,000 Property type House Suburb Ormond

Period - From 1/10/2024 to 31/12/2024 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
1	411 North Rd CAULFIELD SOUTH 3162 VIC	\$1,500,000	29/11/2024
2	201 Booran Rd CAULFIELD SOUTH 3162 VIC	\$1,700,000	11/11/2024
3	129 Wheatley Rd ORMOND 3204	\$1,660,000	09/11/2024

This Statement of Information was prepared on: 22/01/2025