

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 12 Howard Avenue ORMOND 3204

Indicative selling price

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

Single price \$ or range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,930,000 Property type HOUSE Suburb ORMOND

Period - From 01/07/2021 to 30/09/2021 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
11 Allfrey Street BRIGHTON EAST 3187	\$1,900,000	12/08/2021
34 Carlton Street MCKINNON 3204	\$1,861,000	29/07/2021
12 Arnott Street ORMOND 32204	\$1,810,000	10/07/2021

This Statement of Information was prepared on: 1/11/2021