

3/10 Ulupna Road, Ormond Vic 3204



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
June quarter 2017: \$695,000

Comparable Properties



2/47 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$601,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: Unit



3/55a Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 24/04/2017
Rooms: 3
Property Type: Unit



7/177 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

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Price: \$580,010
Method: Sold Before Auction
Date: 22/06/2017
Rooms: 3
Property Type: Apartment

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/10 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between

\$560,000

&

\$610,000

Median sale price

Median price

\$695,000

Unit

X

Suburb

Ormond

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/47 Coorigil Rd CARNEGIE 3163	\$601,000	25/02/2017
3/55a Coorigil Rd CARNEGIE 3163	\$600,000	24/04/2017
7/177 Oakleigh Rd CARNEGIE 3163	\$580,010	22/06/2017