



3 1.5 2

Rooms:
Property Type: Strata Unit/Flat
Land Size: 184 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 March quarter 2017: \$620,000

Comparable Properties



5/50 Glen Orme Av ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$985,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 4
Property Type: Townhouse (Res)



2/28 Oakdene Cr CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,076,000
Method: Auction Sale
Date: 09/04/2017
Rooms: 4
Property Type: Townhouse (Res)



2/31 Wheeler St ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 5
Property Type: Townhouse (Res)

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

Indicative selling price

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

Range between &

Median sale price

Median price Unit Suburb
 Period - From to Source

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
5/50 Glen Orme Av ORMOND 3204	\$985,000	17/06/2017
2/28 Oakdene Cr CARNEGIE 3163	\$1,076,000	09/04/2017
2/31 Wheeler St ORMOND 3204	\$1,100,000	01/04/2017