

#### Property offered for sale

Address: 323 Jasper Road Ormond

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,750,000 & \$1,850,000

#### Median sale price

Median price: \$1,589,000 House Suburb: Ormond  
Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

#### 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.



#### 8 Anderson Av BENTLEIGH EAST

3 1 1

For approx 50 years, this much loved home was owned by and shared its comfort and warmth with 3 generations of the one

**Sold by Auction \$1,767,000**  
**Date Sold May 2017**



#### 39 Lees St MCKINNON

3

**Sold by Private Sale \$1,830,000**  
**Date Sold Jan 2017**  
**Land 753 SqM**



#### 19 Curraweena Rd CAULFIELD SOUTH

4

**Sold by Private Sale \$1,850,000**  
**Date Sold May 2017**  
**Land 602 SqM**