



2 1 1

Rooms:
Property Type: Apartment
Land Size:
Agent Comments

Indicative Selling Price
\$390,000
Median Unit Price
March quarter 2017: \$690,000

Comparable Properties



2/133 Grange Rd GLEN HUNTLY 3163 (REI) Agent Comments

1 1 1

Price: \$368,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 2
Property Type: Apartment
Land Size:



5/61 Lees St MCKINNON 3204 (REI) Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 30/03/2017
Rooms: -
Property Type: Apartment
Land Size:



11/16-18 Ulupna Rd ORMOND 3204 (REI/VG) Agent Comments

1 1 1

Price: \$360,500
Method: Auction Sale
Date: 03/12/2016
Rooms: 2
Property Type: Apartment
Land Size:

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 7 Ormond Road, Ormond Vic 3204

Indicative selling price

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

Single price \$390,000

Median sale price

Median price \$690,000

Unit X

Suburb Ormond

Period - From 01/01/2017 to 31/03/2017

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
2/133 Grange Rd GLEN HUNTLY 3163	\$368,000	22/04/2017
5/61 Lees St MCKINNON 3204	\$420,000	30/03/2017
11/16-18 Ulupna Rd ORMOND 3204	\$360,500	03/12/2016