





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)



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

Agent Comments

Agent Comments





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)



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

Account - Village Real Estate | P: 03 8398 7800 | F: 03 8398 7888

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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

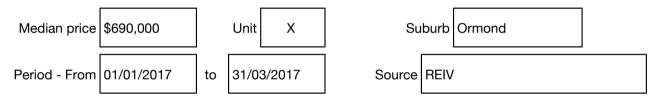
7 Ormond Road, Ormond Vic 3204

Indicative selling price

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

Single price \$390,000

Median sale price



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 |

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