

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

36a Wheeler Street, Ormond Vic 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,100,000 & \$2,300,000

## Median sale price

Median price \$2,078,000 Property type House Suburb Ormond

Period - From 01/07/2023 to 30/09/2023 Source REIV

## 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.

Address of comparable property	Price	Date of sale
27a MacGowan Av GLEN HUNTLY 3163	\$2,250,000	26/07/2023
4A Spring Rd CAULFIELD SOUTH 3162	\$2,175,000	27/06/2023
7a Hastings St MCKINNON 3204	\$2,120,000	12/06/2023

This Statement of Information was prepared on: 25/10/2023