

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 4/60 Ulupna Road, 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 - or range between \$480,000 & \$520,000

## Median sale price

Median price \$595,000 Property type Unit Suburb Ormond

Period - From 21/08/2022 to 20/08/2023 Source REIV

## Comparable property sales

A\* 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
1	3/219 Neerim Road, Carnegie 3163	\$520,000	24/06/2023
2	13/273 Grange Road, Ormond 3204	\$510,000	07/06/2023
3	1/38 Lillimur Road, Ormond 3204	\$487,500	01/07/2023

This Statement of Information was prepared on: 21/08/2023