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	62 Ulupna Road, Ormond, VIC 3204

Indicative selling price

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

Single price	$1,900,000

Median sale price

Median price	$1,785,000	Property Type	House	Suburb	ORMOND
Period - From	26/05/2024	to	25/11/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 25 Bethell Street Ormond Vic 3204	$1,806,000	2024-11-01
2 50 Katandra Road Ormond Vic 3204	$2,088,000	2024-10-19
3 18 Fraser Street Ormond Vic 3204	$1,935,000	2024-09-21

This Statement of Information was prepared on: 26/11/2024