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## UNIT Offered for Sale

103/494 North Road Ormond VIC 3204

 2  2  1

## Indicative Selling Price

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

Range between \$550,000 & \$590,000

## Median Sale Price




\$510,500 Units in Ormond between May 2017 - Apr 2018

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






**10/332-338 Centre Road Bentleigh VIC 3204** Sold Price **\$542,000** Sold Date **20-Jan-18**  
 2  1  2 Distance **1.61km**



**102/494 North Road Ormond VIC 3204** Sold Price **\$570,000** Sold Date **14-Jan-18**  
 2  2  1 Distance **-**



**112/25 Nicholson Street Bentleigh VIC 3204** Sold Price **\$590,000** Sold Date **26-Jan-18**  
 2  2  1 Distance **1.42km**

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