

### UNIT Offered for Sale

1/1 Walsh Street Ormond VIC 3204

 3  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 \$850,000 & \$890,000

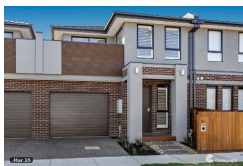
### Median Sale Price




\$600,000 Units in Ormond between 01 May 2018 - 30 Apr 2019

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.






**6 Foster Street McKinnon VIC 3204** Sold Price **\$840,000** Sold Date **28-Nov-18**  
 3  2  1 Distance **1.14km**



**550 Centre Road Bentleigh VIC 3204** Sold Price **\$875,000** Sold Date **27-Nov-18**  
 3  2  2 Distance **1.92km**



**5/29 Loranne Street Bentleigh VIC 3204** Sold Price <sup>RS</sup> **\$890,000** <sup>UN</sup> Sold Date **20-Apr-19**  
 3  2  2 Distance **1.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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