

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**Comparable property sales (\*Delete A or B below as applicable)**

**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	672 North Rd ORMOND 3204	\$1,103,000	31/08/2017
2	36 Draper St ORMOND 3204	\$1,075,000	18/11/2017
3	1/25 Patterson Rd BENTLEIGH 3204	\$1,033,000	19/08/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  1  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 294 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,030,000

**Median House Price**  
September quarter 2017: \$1,610,000

not many true comparables in Mckinnon Secondary College Zone

## Comparable Properties



**672 North Rd ORMOND 3204 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,103,000  
**Method:** Sold Before Auction  
**Date:** 31/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 402 sqm approx



**36 Draper St ORMOND 3204 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)



**1/25 Patterson Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,033,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx