

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

Range between &

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	4 Thompson St ORMOND 3204	\$1,708,000	04/03/2017
2	37 Mavho St BENTLEIGH 3204	\$1,665,000	26/06/2017
3	43 Murray Rd ORMOND 3204	\$1,591,000	17/06/2017

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.~~



Rooms:
Property Type:

Agent Comments

California Dreaming An outstanding North/west facing garden allotment of 692 m2 with broad 15.1m frontage offers an unrivalled opportunity to renovate or rebuild (STCA) the home of your dreams. The original brick family home of 5 principal rooms boasts an abundance of period detail, vaulted ceilings

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

June quarter 2017: \$1,486,000

Comparable Properties



4 Thompson St ORMOND 3204 (REI/VG)



Price: \$1,708,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments

A classic Californian and a prized College Zone address, this one takes top marks! Situated on one of the rare streets to combine period living and McKinnon Secondary College Zoning on approx 703.81sqm of land.



37 Mavho St BENTLEIGH 3204 (VG)



Price: \$1,665,000
Method: Sale
Date: 26/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments

An original home on approx 706sqm of land.



43 Murray Rd ORMOND 3204 (REI)



Price: \$1,591,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)

Agent Comments

A family home blessed with period character and the good grace to be located not only next to Ormond Primary but also within the McKinnon Secondary zone.