

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 27b Bethell Street, Ormond, 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,575,000 & \$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,486,000 *House ☒ *Unit ☐ Suburb Ormond

Period - From 1/04/2017 to 30/06/2017 Source REIV

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. 36A Windsor Avenue, McKinnon	\$1,655,000	26/08/2017
2. 13B Bundeera Road, Caulfield South	\$1,777,000	23/07/2017
3. 15A Wild Cherry Road, Ormond	\$1,618,000	1/07/2017