

## 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

43 Murray Road, Ormond Vic 3204

#### Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

#### Median sale price

Median price \$1,589,000

House X

Suburb Ormond

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two 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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 3 Newham Gr ORMOND 3204        | \$1,425,000 | 07/04/2017   |
| 52 Glen Orme Av ORMOND 3204    | \$1,360,000 | 18/02/2017   |
| 53 Murray Rd ORMOND 3204       |             | 20/05/2017   |

43 Murray Road, Ormond Vic 3204

James Paynter  
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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 557 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median House Price**  
March quarter 2017: \$1,589,000

## Comparable Properties



**3 Newham Gr ORMOND 3204 (REI)**

**Agent Comments**



**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 07/04/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 673 sqm



**52 Glen Orme Av ORMOND 3204 (REI)**

**Agent Comments**



**Price:** \$1,360,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 697 sqm



**53 Murray Rd ORMOND 3204 (REI)**

**Agent Comments**



**Price:**  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 260 sqm