

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

73 Draper Street, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,450,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Ormond

Period - From

01/10/2018

to

30/09/2019

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 | 8a Anderson Av BENTLEIGH EAST 3165 | \$1,450,000 | 27/07/2019 |
| 2 | 2/6 selkirk Av MCKINNON 3204 | \$1,430,000 | 16/11/2019 |
| 3 | | | |

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.~~

This Statement of Information was prepared on:

11/12/2019 14:46

73 Draper Street, Ormond Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,450,000

Median House Price

Year ending September 2019: \$1,365,000



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



**8a Anderson Av BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,450,000

Method: Auction Sale

Date: 27/07/2019

Property Type: Townhouse (Res)

Land Size: 324 sqm approx



2/6 selkirk Av MCKINNON 3204 (REI)

Agent Comments

4 3 2

Price: \$1,430,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.