

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

67 Draper Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,776,500

Property Type House

Suburb Ormond

Period - From 01/10/2019

to 31/12/2019

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	4 Smith St BENTLEIGH 3204	\$1,625,000	29/02/2020
2	2 Blackshaw St MCKINNON 3204	\$1,605,000	15/09/2019
3	43 Gladwyn Av BENTLEIGH EAST 3165	\$1,560,000	19/10/2019

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:

11/03/2020 13:27

67 Draper Street, Ormond Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2019: \$1,776,500



3 1 2

Property Type: House

Agent Comments

Well-preserved 3 bedroom cream brick c1948 classic sitting on 697sqm appx. in the McKinnon Secondary College zone. Featuring hand-crafted cabinetry, 10ft approx. ceilings & original floorboards, this solid brick charmer has 3 living areas, a vintage kitchen & a deep west-facing rear garden. Great potential (STCA) in this coveted street, metres to McKinnon PS, bus & cafes.

Comparable Properties



4 Smith St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,625,000

Method: Private Sale

Date: 29/02/2020

Property Type: House



2 Blackshaw St MCKINNON 3204 (REI/VG)

Agent Comments

3 1 3

Price: \$1,605,000

Method: Auction Sale

Date: 15/09/2019

Property Type: House (Res)

Land Size: 590 sqm approx



43 Gladwyn Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 3

Price: \$1,560,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 7

Property Type: House (Res)

Land Size: 613 sqm approx

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.