

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

1/498 North Road, Ormond Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$570,000

Median sale price

Median price \$1,486,000

House

X

Unit

Suburb Ormond

Period - From 01/04/2017

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	4/11-13 Station Av MCKINNON 3204	\$565,000	25/02/2017
2	4/24 Thomas St BRIGHTON EAST 3187	\$561,000	26/08/2017
3	113/285-305 Centre Rd BENTLEIGH 3204	\$560,000	24/05/2017

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: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$520,000 - \$570,000
Median House Price
 June quarter 2017: \$1,486,000

Comparable Properties



4/11-13 Station Av MCKINNON 3204 (REI/VG) Agent Comments



Price: \$565,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 3
Property Type: Unit



4/24 Thomas St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$561,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: Apartment



113/285-305 Centre Rd BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$560,000
Method: Sold Before Auction
Date: 24/05/2017
Rooms: 3
Property Type: Apartment