## 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

3/31 Draper Street, Ormond Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$860,000		&		\$940,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Ormond
Period - From	12/09/2023	to	11/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/9 Capitol Av MCKINNON 3204	\$995,000	27/07/2024
2	2b swindon Gr MCKINNON 3204	\$910,000	27/08/2024
3	1/8 Capitol Av MCKINNON 3204	\$900,000	25/05/2024

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.

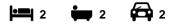
This Statement of Information was prepared on:

12/09/2024 20:56







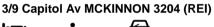


Rooms: 3 Property Type: Unit Agent Comments

Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

> **Indicative Selling Price** \$860,000 - \$940,000 **Median Unit Price** 12/09/2023 - 11/09/2024: \$570,000

# **Comparable Properties**





Price: \$995,000 Method: Date: 27/07/2024 Property Type: Unit Agent Comments

Agent Comments



2b swindon Gr MCKINNON 3204 (REI)





Price: \$910,000 Method: Sold Before Auction Date: 27/08/2024 Property Type: Unit

1/8 Capitol Av MCKINNON 3204 (REI/VG)



Agent Comments



Price: \$900.000 Method: Auction Sale Date: 25/05/2024 Property Type: Unit

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



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