

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 consumer.vic.gov.au/underquoting

Range between \$860,000 & \$940,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Ormond

Period - From 12/09/2023 to 11/09/2024 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	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

3/31 Draper Street, Ormond Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$860,000 - \$940,000

Median Unit Price

12/09/2023 - 11/09/2024: \$570,000



 2  2  2

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties

3/9 Capitol Av MCKINNON 3204 (REI)

Agent Comments

 -  -  -

Price: \$995,000

Method:

Date: 27/07/2024

Property Type: Unit



2b swindon Gr MCKINNON 3204 (REI)

Agent Comments

 2  1  1

Price: \$910,000

Method: Sold Before Auction

Date: 27/08/2024

Property Type: Unit



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

Agent Comments

 2  1  1

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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