

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

15 Dunlop Avenue, Ormond Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,165,000

Property Type House

Suburb Ormond

Period - From 01/04/2019

to

30/06/2019

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	36 Bendigo Av BENTLEIGH 3204	\$1,361,000	22/06/2019
2	62 Robert St BENTLEIGH 3204	\$1,350,000	18/06/2019
3	63 Bent St MCKINNON 3204	\$1,310,000	06/07/2019

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:

17/10/2019 13:49



 4  2  5

Property Type: House

Agent Comments

Heartwarming 3 bed (2 with OFP) + study 2.5 bath period home featuring an engaging dining room (OFP), timber/granite kitchen (900mm stove), conservatory style living, covered deck with salt-water pool in a tropical landscape; auto gates & 2 carports. McKinnon Sec College zone.

Heartwarming 3 bed (2 with OFP) + study 2.5 bath period home featuring an engaging dining room (OFP), timber/granite kitchen (900mm stove), conservatory style living, covered deck with salt-water pool in a tropical landscape; auto gates & 2 carports. McKinnon Sec College zone.

Comparable Properties



36 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  1  4

Price: \$1,361,000

Method: Auction Sale

Date: 22/06/2019

Property Type: House (Res)

Land Size: 684 sqm approx



62 Robert St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,350,000

Method: Private Sale

Date: 18/06/2019

Property Type: House

Land Size: 558 sqm approx



63 Bent St MCKINNON 3204 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,310,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House

Land Size: 553 sqm approx