

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

36 Draper Street, Ormond Vic 3204

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

Range between \$900,000

&

\$970,000

Median sale price

Median price \$1,665,000

House

X

Unit

Suburb Ormond

Period - From 01/07/2017

to

30/09/2017

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	11 Carlton St MCKINNON 3204	\$1,172,500	24/06/2017
2	10 Windsor Av BENTLEIGH 3204	\$1,030,000	08/05/2017
3	97 Mckinnon Rd MCKINNON 3204	\$920,000	13/05/2017

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.~~



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$970,000

Median House Price

September quarter 2017: \$1,665,000

Comparable Properties



11 Carlton St MCKINNON 3204 (REI)

Agent Comments

 2  1  2

Price: \$1,172,500

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: House (Res)



10 Windsor Av BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

Price: \$1,030,000

Method: Sale

Date: 08/05/2017

Rooms: -

Property Type: House (Res)



97 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

 2  1  2

Price: \$920,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 344 sqm approx