

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

369B Koornang Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,180,000

&

\$1,298,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Ormond

Period - From 06/10/2019

to

05/10/2020

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	70 Dalny Rd MURRUMBEENA 3163	\$1,321,000	27/06/2020
2	5a John St BENTLEIGH EAST 3165	\$1,310,000	26/06/2020
3	79b Parkmore Rd BENTLEIGH EAST 3165	\$1,279,000	18/06/2020

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:

06/10/2020 18:36



3 2 3

Rooms: 5

Property Type: New townhouse

Land Size: 300+ sqm approx

Agent Comments

Comparable Properties



70 Dalny Rd MURRUMBEENA 3163 (REI)

Agent Comments

4 3 2

Price: \$1,321,000

Method: Auction Sale

Date: 27/06/2020

Rooms: 7

Property Type: House (Res)



5a John St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,310,000

Method: Private Sale

Date: 26/06/2020

Property Type: Townhouse (Single)

Land Size: 295 sqm approx



79b Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,279,000

Method: Sold Before Auction

Date: 18/06/2020

Property Type: Townhouse (Res)

Land Size: 301 sqm approx