## 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

9 Oakleigh Crescent, Ormond Vic 3204

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting  |        |        |
|-----------------|-------------------|------|--------------|------|-------------|-------|--------|--------|
| Range betweer   | \$1,500,000       |      | &            |      | \$1,600,000 |       |        |        |
| Median sale p   | rice              |      |              |      |             |       |        |        |
| Median price    | \$1,424,000       | Pro  | operty Type  | Hou  | ise         |       | Suburb | Ormond |
| Period - From   | 01/01/2019        | to   | 31/12/2019   |      | So          | ource | 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 | lress of comparable property  | Price       | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1   | 31 Mitchell St BENTLEIGH 3204 | \$1,560,000 | 20/09/2019   |
| 2   | 54 Woornack Rd CARNEGIE 3163  | \$1,545,000 | 30/11/2019   |
| 3   | 38 Bendigo Av BENTLEIGH 3204  | \$1,520,000 | 22/02/2020   |

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:

25/02/2020 10:06



9 Oakleigh Crescent, Ormond Vic 3204



Nick Renna

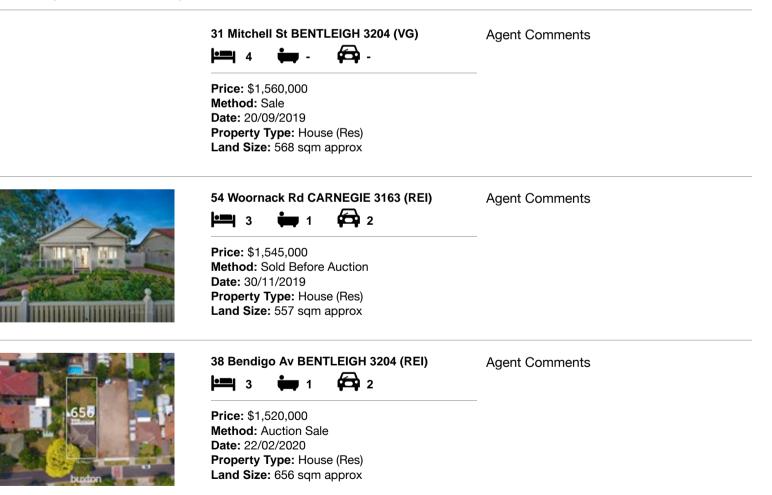




**Property Type:** House **Land Size:** 537.761 sqm approx Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending December 2019: \$1,424,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.