

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,424,000

Property Type House

Suburb Ormond

Period - From 01/01/2019

to 31/12/2019

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	31 Mitchell St BENTLEIGH 3204	\$1,560,000	20/09/2019
2	54 Wornack 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



Property Type: House

Land Size: 537.761 sqm approx

Agent Comments

Comparable Properties

31 Mitchell St BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,560,000

Method: Sale

Date: 20/09/2019

Property Type: House (Res)

Land Size: 568 sqm approx



54 Wornack Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,545,000

Method: Sold Before Auction

Date: 30/11/2019

Property Type: House (Res)

Land Size: 557 sqm approx



38 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 656 sqm approx