

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

2/16 Leinster Street, Ormond Vic 3204

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$760,000

House

Unit

X

Suburb

Ormond

Period - From 01/01/2018

to

31/03/2018

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	5 Balmoral Av BENTLEIGH 3204	\$1,045,000	23/05/2018
2	14 Malane St BENTLEIGH EAST 3165	\$961,500	06/03/2018
3	16/27-51 Charles St BENTLEIGH EAST 3165	\$901,000	05/03/2018

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  - 

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

March quarter 2018: \$760,000

Comparable Properties



5 Balmoral Av BENTLEIGH 3204 (REI)

Agent Comments

 3  3  1

Price: \$1,045,000

Method: Private Sale

Date: 23/05/2018

Rooms: -

Property Type: Townhouse (Single)



14 Malane St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  1

Price: \$961,500

Method: Private Sale

Date: 06/03/2018

Rooms: 4

Property Type: House (Res)



16/27-51 Charles St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  1

Price: \$901,000

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 250 sqm approx