

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	2/16 Leinster Street, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,00	00 &		\$1,000,000
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Median sale price

Median price	\$760,000	Hou	se	Unit	х	Suburb	Ormond
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

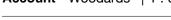
Comparable property sales (*Delete A or B below as applicable)

Α* 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.

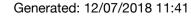
Address of comparable property **Price** Date of sale 1 5 Balmoral Av BENTLEIGH 3204 \$1,045,000 23/05/2018 2 14 Malane St BENTLEIGH EAST 3165 \$961,500 06/03/2018 3 16/27-51 Charles St BENTLEIGH EAST 3165 \$901,000 05/03/2018

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.



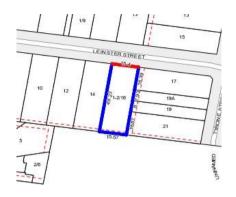














Rooms:

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)

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3

6 □ 1

Price: \$1.045.000

Method: Private Sale Date: 23/05/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



14 Malane St BENTLEIGH EAST 3165 (REI)

-3



Price: \$961.500 Method: Private Sale Date: 06/03/2018

Rooms: 4

Property Type: House (Res)

Agent Comments



16/27-51 Charles St BENTLEIGH EAST 3165

(REI/VG)

= 3

Price: \$901,000 Method: Private Sale Date: 05/03/2018

Rooms: -

Property Type: Townhouse (Single) Land Size: 250 sqm approx

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





Generated: 12/07/2018 11:41