

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

377 Koornang Road, Ormond Vic 3204

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Ormond

Period - From 01/10/2019 to 30/09/2020 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	6a Newham Gr ORMOND 3204	\$917,000	09/05/2020
2	319 Koornang Rd CARNEGIE 3163	\$883,000	05/05/2020
3	1/50 Barrani St BENTLEIGH EAST 3165	\$875,000	18/10/2020

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:

22/10/2020 19:53

377 Koornang Road, Ormond Vic 3204

**Jellis
Craig**

Ari Levin

9573 6100

0407 412 142

arilevin@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

Year ending September 2020: \$1,430,000



2 1 2

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



6a Newham Gr ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$917,000

Method: Auction Sale

Date: 09/05/2020

Property Type: House (Res)



319 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

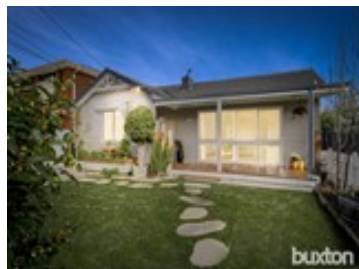
2 1 4

Price: \$883,000

Method: Private Sale

Date: 05/05/2020

Property Type: House



1/50 Barrani St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 2

Price: \$875,000

Method: Private Sale

Date: 18/10/2020

Property Type: Townhouse (Single)

Land Size: 306 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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.