

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

43 Leila Road, Ormond Vic 3204

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price*

Median price

Property Type

Suburb

Ormond

Period - From

to

Source

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	1/4 Ulupna Rd ORMOND 3204	\$1,265,000	30/11/2019
2	1/14 Blair St BENTLEIGH 3204	\$1,231,000	19/10/2019
3	1/85 Oakleigh Rd CARNEGIE 3163	\$1,206,000	07/12/2019

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:

10/02/2020 10:03

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
No median price available

Comparable Properties



1/4 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

3 3 2

Price: \$1,265,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)



1/14 Blair St BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,231,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 6

Property Type: Townhouse (Res)



1/85 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,206,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 4

Property Type: Townhouse (Res)