

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

7 Collins Street, 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 \$1,475,000

Property Type House

Suburb Ormond

Period - From 01/01/2020

to 31/03/2020

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	67 Draper St ORMOND 3204	\$1,590,000	27/03/2020
2	27 Thomasina St BENTLEIGH EAST 3165	\$1,562,000	24/04/2020
3	4 Blackshaw St MCKINNON 3204	\$1,550,000	05/05/2020

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:

23/06/2020 11:01



Property Type: House

Agent Comments

Cherished 3 bedroom Californian Bungalow on 719sqm approx. ripe to renovate, rebuild or redevelop (STCA) in the McKinnon Secondary College zone, featuring 3 living areas, 2 kitchens, ducted heating and a west-facing rear garden with covered café deck and market garden. Opposite McKinnon Primary School, walk to Joyce Park, North Rd cafes, bus & Ormond station.

Comparable Properties



67 Draper St ORMOND 3204 (REI)

Agent Comments



Price: \$1,590,000

Method: Sold Before Auction

Date: 27/03/2020

Property Type: House (Res)



27 Thomasina St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,562,000

Method: Private Sale

Date: 24/04/2020

Property Type: House (Res)

Land Size: 700 sqm approx



4 Blackshaw St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 05/05/2020

Property Type: House

Land Size: 590 sqm approx