

# 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

27 Leila Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,780,000 Property Type House Suburb Ormond

Period - From 01/01/2021 to 31/03/2021 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 | 44 Rose St MCKINNON 3204       | \$3,590,000 | 03/12/2020   |
| 2 | 14 Beths St BENTLEIGH 3204     | \$2,820,000 | 20/02/2021   |
| 3 | 26 Parker St ORMOND 3204       | \$2,706,000 | 12/12/2020   |

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:

22/04/2021 15:15



5 3 4

**Property Type:** House (Res)

**Land Size:** 730 sqm approx

Agent Comments

Energy efficient, this remarkable 5 bedroom + study 3.5 bathroom family sensation showcases 2 amazing entertaining zones (gas log fire) + theatre room, 2 bedroom suites, a chef-designed stone kitchen (top appliances, butler's pantry), a commercial grade outdoor kitchen and resort style tropical gardens with Bamboo alfresco area, heated pool, a firepit area & workshop. With solar panels, water tanks & double glazing, it boasts heating/air cond, hydronic heating, security, great storage, plantation shutters & a double auto garage. Desirable tree-lined street, near Left Field Café, Pac

## Comparable Properties



**44 Rose St MCKINNON 3204 (REI/VG)**

Agent Comments

5 4 4

**Price:** \$3,590,000

**Method:** Private Sale

**Date:** 03/12/2020

**Property Type:** House

**Land Size:** 796 sqm approx



**14 Beths St BENTLEIGH 3204 (REI)**

Agent Comments

4 4 4

**Price:** \$2,820,000

**Method:** Private Sale

**Date:** 20/02/2021

**Property Type:** House



**26 Parker St ORMOND 3204 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$2,706,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 918 sqm approx