

# STATEMENT OF INFORMATION

6 CADBY AVENUE, ORMOND, VIC 3204

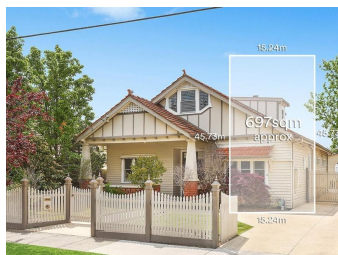
PREPARED BY SIMONE CUMBERLIDGE, MCGRATH SANDRINGHAM



**McGrath**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 CADBY AVENUE, ORMOND, VIC 3204**

4 2 2

### Indicative Selling Price

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

**Single Price: \$2,200,000**

Provided by: Simone Cumberlandidge, McGrath Sandringham

## MEDIAN SALE PRICE



**ORMOND, VIC, 3204**

Suburb Median Sale Price (House)

**\$1,517,500**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**40 STATION AVE, MCKINNON, VIC 3204**

4 2 3

Sale Price

**\*\$2,280,000**

Sale Date: 09/09/2017

Distance from Property: 74m



**9 STATION AVE, MCKINNON, VIC 3204**

4 2 2

Sale Price

**\$2,360,000**

Sale Date: 01/07/2017

Distance from Property: 241m



**27 PRINCE EDWARD AVE, MCKINNON, VIC**

3 1 2

Sale Price

**\$2,260,000**

Sale Date: 06/07/2017

Distance from Property: 196m



This report has been compiled on 17/11/2017 by McGrath Sandringham. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

6 CADBY AVENUE, ORMOND, VIC 3204

Indicative selling price

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

Single Price:

\$2,200,000

Median sale price

Median price

\$1,517,500

House

X

Unit


Suburb

ORMOND

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
40 STATION AVE, MCKINNON, VIC 3204	*\$2,280,000	09/09/2017
9 STATION AVE, MCKINNON, VIC 3204	\$2,360,000	01/07/2017
27 PRINCE EDWARD AVE, MCKINNON, VIC 3204	\$2,260,000	06/07/2017