Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,161,000

Property offered for sale

Address	382 North Road, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,285,000

308 North Rd BRIGHTON EAST 3187

Median sale price

Median price	\$1,165,000	Pro	perty Type	House		Suburb	Ormond
Period - From	01/04/2019	to	30/06/2019		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	378 North Rd ORMOND 3204	\$1,351,280	28/06/2019
2	44 Vickery St BENTLEIGH 3204	\$1,320,000	10/05/2019

OR

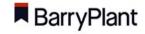
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B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2019 09:28



24/08/2019







Rooms: 4

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price \$1,285,000 Median House Price June quarter 2019: \$1,165,000

Comparable Properties



378 North Rd ORMOND 3204 (REI/VG)

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Price: \$1,351,280

Method: Sold Before Auction

Date: 28/06/2019

Property Type: House (Res) **Land Size:** 613 sqm approx

Agent Comments



44 Vickery St BENTLEIGH 3204 (REI/VG)

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Price: \$1,320,000 **Method:** Private Sale **Date:** 10/05/2019

Rooms: 6

Property Type: House **Land Size:** 569 sqm approx

Agent Comments



308 North Rd BRIGHTON EAST 3187 (REI)

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Price: \$1,161,000 **Method:** Auction Sale **Date:** 24/08/2019

Property Type: House (Res) **Land Size:** 645 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500



