

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

382 North Road, Ormond Vic 3204

Indicative selling price

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

Single price \$1,285,000

Median sale price

Median price \$1,165,000

Property 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
3	308 North Rd BRIGHTON EAST 3187	\$1,161,000	24/08/2019

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:

14/10/2019 09:28



2 1 2

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)

Agent Comments

5 2 2

Price: \$1,351,280
Method: Sold Before Auction
Date: 28/06/2019
Property Type: House (Res)
Land Size: 613 sqm approx



44 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,320,000
Method: Private Sale
Date: 10/05/2019
Rooms: 6
Property Type: House
Land Size: 569 sqm approx



308 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 3

Price: \$1,161,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 645 sqm approx