

## Statement of Information

### Internet advertising for single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price for Property: 1/35 Leila road, Ormond Vic 3204

Price : \$645,000 **Private Sale**  
**Negotiable**

#### Median sale price

Median price \$546,000 | Unit x | Suburb or locality Ormond  
Period - From 01/03/2018 to 30/06/2018 | Source PDOL

#### 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
1	5/55a Coorigal Road, Carnegie	\$615,000	01/05/2018
2	8/5-7 Ames Ave, Carnegie	\$640,000	08/06/2018
3	1/61 Moonya Road, Carnegie	\$715,000	22/06/2018
4	1/33 Leila Road, Ormond (sold outside 6 month period)	\$630,000	11/11/2017

- The properties presented here, are similar, comparable properties that are to be found in the and surrounding the Ormond Precinct.
- Care must be taken to compare properties of similar nature in the surrounding area, based on location, orientation, position, and access to facilities in the area. Although the data for this home style is rare in Ormond, every effort has been made to match the home to comparable properties available from the surrounding area, including Carnegie which is across the road from the property.