



Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: 406 North Road, Ormond Vic 3204 (Crn Bethell street)

Indicative selling price

Price : Private Sale
Negotiable

Median sale price

Median price House x Suburb or locality
Period - From to 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
1 12 Brough Street, McKinnon	\$1,675,000	07/12/2019
2 14 Hawthorn Grove, McKinnon	\$1,470,000	07/12/2019
3 22 Murray Road, McKinnon	\$1,398,000	26/10/2019

- Some of the properties presented here, are similar, comparable properties that are to be found in the McKinnon school zone, and have recently sold, with similar features.
- Based on the Valuation of homes in the area, properties in the McKinnon School zone, must be compared with properties in the McKinnon school zone only when available. FACT
- This property is unique in building size, orientation, and block size.

This statement of information was prepared on: