



Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: Undisclosed Address – Ormond 3204

McKinnon School zone. 348sqm Land

Indicative selling price

Price : **\$1,595,000** Private Sale
Negotiable

Median sale price

Median price **\$1,500,000** House **x** Suburb or locality **Ormond**
Period - From **31/07/2020** to **01/10/2020** Source **Core Logic**

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 22A Oakleigh Crescent | \$1,700,000 | 21/09/2020 |
| 2 7B Murrong Ave, Bentleigh East, (347sqm) | \$1,520,000 | 20/06/2020 |
| 3 22B Oakleigh Crescent, Ormond | \$1,695,000 | 27/06/2020 |
| 4. 10B Tyrone street, Ormond | \$1,700,000 | 16/07/2020 |
| 5. 21A Tyrone Street, Ormond | \$1,546,000 | 17/04/2020 |

- 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.
- Note that some properties May exceed 6 months, but are comparable. Otherwise there would be less than 3 comparables available for Display.

This statement of information was prepared on:

07/10/2020