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# Statement of Information Single residential property located within Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

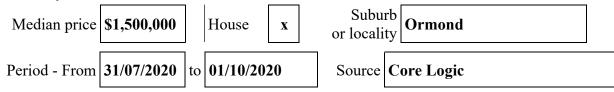
## Property offered for sale: Undisclosed Address - Ormond 3204

McKinnon School zone. 348sqm Land

#### **Indicative selling price**

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

#### Median sale price



### **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