



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 Vic 3204: Off the plan
McKinnon School zone.

Indicative selling price

Price :

\$1,550,000

**Private Sale
Negotiable**

Median sale price

Median price

\$1,375,000

House

x

Suburb
or locality

Ormond

Period - From

01/01/2019

to

30/06/2019

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 28B Lancaster street, Bentleigh East*	\$1,408,000	03/08/2019
2 8A Anderson Street, Bentleigh East*	\$1,450,000	18/07/2019
3 240a McKinnon Road, McKinnon*	\$1,438.000	17/04/2019

- 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.
- 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:

16/09/2019