

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

73 Draper Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$489,000 Property Type Unit Suburb Ormond

Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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	8a Anderson Av BENTLEIGH EAST 3165	\$1,450,000	27/07/2019
2	3a Maree St BENTLEIGH EAST 3165	\$1,412,000	05/10/2019
3	2b Lindsay St BENTLEIGH 3204	\$1,372,500	14/09/2019

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/11/2019 10:13



 4   
  3   
  2

**Property Type:** Townhouse

**Agent Comments**

Near new 4 bedroom 3.5 bathroom residence, set back with lovely leafy aspects, featuring 2 bedroom suites (WIR/BIRs & ensuites), huge open living & dining with covered terrace; radiant stone kitchen, upstairs living & an auto garage. McKinnon Secondary College zone.

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Unit Price**

September quarter 2019: \$489,000

Near new 4 bedroom 3.5 bathroom residence, set back with lovely leafy aspects, featuring 2 bedroom suites (WIR/BIRs & ensuites), huge open living & dining with covered terrace; radiant stone kitchen, upstairs living & an auto garage. McKinnon Secondary College zone.

## Comparable Properties



**8a Anderson Av BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 4   
  3   
  2

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Property Type:** Townhouse (Res)

**Land Size:** 324 sqm approx



**3a Maree St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4   
  2   
  2

**Price:** \$1,412,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Townhouse (Res)



**2b Lindsay St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 3   
  2   
  1

**Price:** \$1,372,500

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Townhouse (Res)

**Land Size:** 317 sqm approx