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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$489,000	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ado	dress 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:

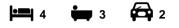
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Nick Renna 9194 1200





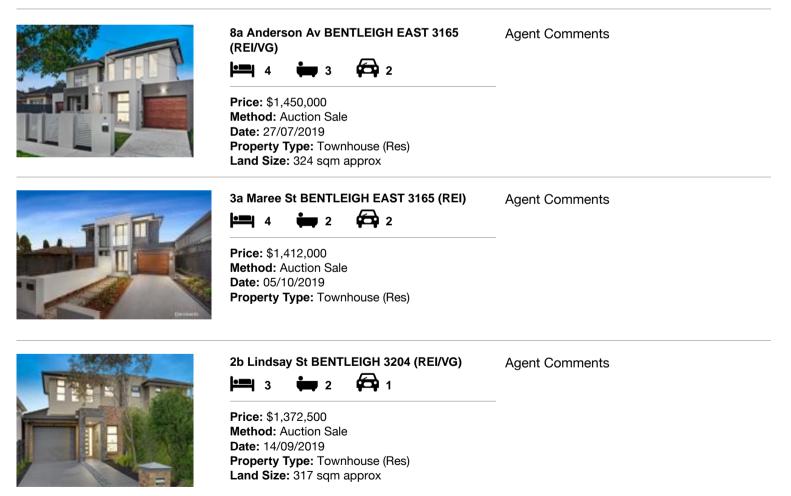
Property Type: Townhouse Agent Comments 0411 551 190 nickrenna@jelliscraig.com.au Indicative Selling Price

\$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.

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Comparable Properties



Account - Jellis Craig | P: 03 9194 1200

