

## 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

41 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 \$1,400,000

&

\$1,500,000

#### Median sale price

Median price \$1,550,000

House

X

Unit

Suburb Ormond

Period - From 01/01/2018

to

31/12/2018

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	13 Shanahan Cr MCKINNON 3204	\$1,451,000	01/12/2018
2	12 Kinlock Av MURRUMBEENA 3163	\$1,450,000	28/10/2018
3	9 May St BENTLEIGH EAST 3165	\$1,410,000	10/11/2018

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.

41 Draper Street, Ormond Vic 3204

**Jellis  
Craig**

Leanne Potter

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending December 2018: \$1,550,000



**Rooms:**

**Property Type:**

**Agent Comments**

Untouched 3 bedroom timber home on 700sqm approx. in the McKinnon College zone. An exceptional new home site or potential development opportunity (STCA), the current home has 6 main rooms and has a generous level west-facing rear garden. Developers will not only capitalize on the outstanding school zone, but also the proximity to McKinnon PS, Joyce Park & North Rd buses.

## Comparable Properties



**13 Shanahan Cr MCKINNON 3204 (REI)**

**Agent Comments**



**Price:** \$1,451,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 608 sqm approx



**12 Kinlock Av MURRUMBEENA 3163 (REI)**

**Agent Comments**



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

**Method:** Auction Sale

**Date:** 28/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 735 sqm approx



**9 May St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**



**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 10/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx