

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

Range between

&

Median sale price

Median price

House

Unit

Suburb

Period - From

to

Source

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price

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

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

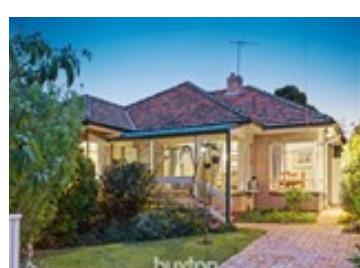


12 Kinlock Av MURRUMBEENA 3163 (REI)

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