

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

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		
2		
3		

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.



4
 2
 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,895,000
Median House Price
 June quarter 2017: \$1,486,000

Coveted Style and Federation Charm inspired by Federation style beauty, this 1995 quality built 3 bedroom + study, 2 bathroom, single level classic sits proud in McKinnon Secondary College zone. Bathed in northern sun, this timeless charmer features 3 good size bedrooms (BIRs, main - WIR & period style ensuite), an elegant lounge & dining room, study/4th bedroom, timber generous rear garden & double auto garage. Metres to Ormond Primary School.

Comparable Properties



210 Centre Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

4
 2
 2

Price: \$1,895,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)



171 North Rd GARDENVALE 3185 (REI)

[Agent Comments](#)

5
 2
 2

Price: \$1,880,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 8
Property Type: House (Res)
Land Size: 538 sqm approx

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.