### 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

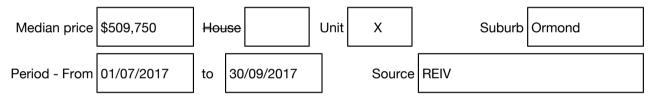
s 9/4 Holloway Street, Ormond Vic 3204 d e

#### Indicative selling price

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

Single price \$299,000

#### Median sale price



#### 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	7/14 Walsh St ORMOND 3204	\$300,000	29/05/2017
2	2/7 Truganini Rd CARNEGIE 3163	\$290,000	04/07/2017
3	1/1 Newman Av CARNEGIE 3163	\$290,000	06/07/2017

#### 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.

#### Account - Thomson | P: 03 9569 0718 | F: 03 9563 2610

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$299,000 Median Unit Price September quarter 2017: \$509,750

TERMS:10% deposit, balance 30, 60, 75 days WATER RATES:\$680.00 per annum approx. COUNCIL RATES:\$731.00 per annum approx. OWNERS CORPORATION:\$1800.00 per annum approx. CURRENT RENT:\$290.00 per week until October 2018

# **Comparable Properties**

7/14 Walsh St ORMOND 3204 (VG)



Price: \$300,000 Method: Sale Date: 29/05/2017 Rooms: -Property Type: Strata Unit/Flat Agent Comments



2/7 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments

Agent Comments

Price: \$290,000 Method: Private Sale Date: 04/07/2017 Rooms: 2 Property Type: Flat/Unit/Apartment (Res)



1/1 Newman Av CARNEGIE 3163 (REI/VG)



Price: \$290,000 Method: Private Sale

Date: 06/07/2017 Rooms: 4 Property Type: Apartment

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