

## 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<br>Including suburb and<br>postcode | 2/4 Glen Orme Avenue, Mckinnon 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 | \$950,000 | & | \$1,040,000 |
|---------------|-----------|---|-------------|

#### Median sale price

|               |             |       |            |        |      |        |          |
|---------------|-------------|-------|------------|--------|------|--------|----------|
| Median price  | \$1,700,000 | House | X          | Unit   |      | Suburb | Mckinnon |
| Period - From | 01/04/2017  | to    | 30/06/2017 | 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 | 5/50 Glen Orme Av ORMOND 3204         | \$985,000 | 17/06/2017   |
| 2 | 2/40 Francesco St BENTLEIGH EAST 3165 | \$970,000 | 18/03/2017   |
| 3 | 2/1 Lillimur Rd ORMOND 3204           | \$960,000 | 13/05/2017   |

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.



**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 216.80 sqm approx

Agent Comments

Soaked in sunshine and relaxed style, this secluded 3 bedroom 2.5 bathroom rear town residence enjoys polished boards, a downstairs main bedroom (WIR & superb ensuite), 2 north facing living areas, striking stone kitchen (Blanco/F+P appliances) with meals, French doors to a private alfresco courtyard garden (servery window) & a double auto garage. On the edge of McKinnon Village with funky cafes & train, zoned for McKinnon Sec College.

## Comparable Properties



**5/50 Glen Orme Av ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$985,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



**2/40 Francesco St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$970,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 267 sqm approx



**2/1 Lillimur Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$960,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 199 sqm approx