

Statement of Information

Internet advertising for single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price for Property: 1/17 Wheeler Street, Ormond

Price : \$1,130,000

Median sale price

Median price \$1,486,000 | House x | Suburb or locality Ormond

Period - From 01/06/2017 to 01/09/2017 | Source PDOL

Comparable property sales

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	1/14 Clements street, Bentleigh East	\$1,312,000	23/09/2017
2	2/4 Glen Orme Ave, McKinnon	\$1,142,000	23/09/2017
3	2/22 Beths street, Bentleigh	\$1,175,000	09/09/2017

- Please Note: This property is a Townhouse, it is Neither a House, nor a unit, and does not fit into the criteria of either statistical analysis median price.
- The median price in the area for a single level townhouse ranges from \$1,070 - \$1.25M
- The properties presented here, are similar, comparable properties that are to be found in the McKinnon school zone, and have recently sold, with similar features.