

# 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

25 Leinster Street, Ormond 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,165,000 Property Type House Suburb Ormond

Period - From 01/04/2019 to 30/06/2019 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	2 Blackshaw St MCKINNON 3204	\$1,605,000	15/09/2019
2	12 Creswick Gr MCKINNON 3204	\$1,555,000	24/08/2019
3	77 Mckinnon Rd MCKINNON 3204	\$1,530,000	24/08/2019

**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.~~

This Statement of Information was prepared on:

15/10/2019 13:53



3   2   4

**Property Type:** House  
**Land Size:** 663 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
June quarter 2019: \$1,165,000

Immaculate 3 bedroom Art Deco treasure on 663sqm approx. of prime land, ready to cosmetically update, extend, rebuild or redevelop (STCA), featuring 4 flowing living areas, an American Oak kitchen, north facing patio, double carport & a massive double garage. Desirable pocket near Joyce Park, McKinnon Secondary College & McKinnon PS, walk to North Road shops & train.

## Comparable Properties



**2 Blackshaw St MCKINNON 3204 (REI)**

**Agent Comments**

3   1   3

**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 15/09/2019  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**12 Creswick Gr MCKINNON 3204 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,555,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**77 Mckinnon Rd MCKINNON 3204 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx