

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/289 Grange Road, Ormond Victoria 3204

Indicative selling price

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

Single price N/A or range between \$950,000 & \$1,045,000

Median sale price

Median price \$765,000 Property type UNIT Suburb ORMOND

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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. 8/24-26 Cadby Av ORMOND 3204	\$1,060,000	01/07/2023
2. 104/2 Blair St BENTLEIGH 3204	\$1,050,000	03/07/2023
3. 4/178 Murrumbeena Rd MURRUMBEENA 3163	\$980,000	13/05/2023

This Statement of Information was prepared on: 10/08/2023