

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

103/269 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Ormond

Period - From 01/07/2022 to 30/06/2023 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	106/494 North Rd ORMOND 3204	\$402,500	03/04/2023
2	202/269 Grange Rd ORMOND 3204	\$395,000	13/05/2023
3	113/115 Neerim Rd GLEN HUNTLY 3163	\$391,000	27/05/2023

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: 18/07/2023 11:30



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending June 2023: \$590,000

Comparable Properties



106/494 North Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$402,500
Method: Private Sale
Date: 03/04/2023
Property Type: Apartment



202/269 Grange Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 13/05/2023
Property Type: Unit



113/115 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$391,000
Method: Private Sale
Date: 27/05/2023
Property Type: Apartment

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