

# 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

263 Grange Road, 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 \$1,767,500

Property Type House

Suburb Ormond

Period - From 05/06/2023

to

04/06/2024

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	312 Tucker Rd ORMOND 3204	\$1,686,000	18/05/2024
2	200 Neerim Rd CARNEGIE 3163	\$1,580,000	15/03/2024
3	698 North Rd ORMOND 3204	\$1,520,000	09/03/2024

**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:

05/06/2024 15:44

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**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
05/06/2023 - 04/06/2024: \$1,767,500



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 585 sqm approx  
Agent Comments

## Comparable Properties



**312 Tucker Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$1,686,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)



**200 Neerim Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 439 sqm approx



**698 North Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 09/03/2024  
**Property Type:** House (Res)  
**Land Size:** 442 sqm approx

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