

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

3/265 GRANGE ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ormond

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

2/22 WALSH STREET ORMOND VIC 3204	\$512,500	14-Nov-23
2/45 ULUPNA ROAD ORMOND VIC 3204	\$545,000	08-Sep-23
4/60 ULUPNA ROAD ORMOND VIC 3204	\$530,000	20-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 08 February 2024



2/22 WALSH STREET ORMOND VIC 3204 Sold Price

\$512,500 Sold Date **14-Nov-23**

2 1 1

Distance **0.29km**



2/45 ULUPNA ROAD ORMOND VIC 3204 Sold Price

\$545,000 Sold Date **08-Sep-23**

2 2 1

Distance **0.14km**



4/60 ULUPNA ROAD ORMOND VIC 3204 Sold Price

\$530,000 Sold Date **20-Sep-23**

2 1 1

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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