

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

310 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,866,000 Property Type House Suburb Ormond

Period - From 11/04/2023 to 10/04/2024 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 | 674 North Rd ORMOND 3204 | \$1,100,000 | 20/03/2024 |
| 2 | 3/19 Woodville Av GLEN HUNTLY 3163 | \$1,041,000 | 20/03/2024 |
| 3 | 353 Bambra Rd CAULFIELD SOUTH 3162 | \$1,000,000 | 11/12/2023 |

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:

11/04/2024 09:13



2 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 434 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
11/04/2023 - 10/04/2024: \$1,866,000

Comparable Properties



674 North Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$1,100,000
Method: Auction Sale
Date: 20/03/2024
Property Type: House (Res)
Land Size: 395 sqm approx



3/19 Woodville Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 2 1

Price: \$1,041,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Unit



353 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$1,000,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 412 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480