

## 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

201/265 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Ormond

Period-from

01 Mar 2023

to

29 Feb 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 1/7 ORMOND ROAD ORMOND VIC 3204    | \$620,000 | 27-Dec-23 |
| 8/18 ULUPNA ROAD ORMOND VIC 3204   | \$671,000 | 10-Feb-24 |
| 4/13 LILLIMUR ROAD ORMOND VIC 3204 | \$730,000 | 05-Dec-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: 11 March 2024



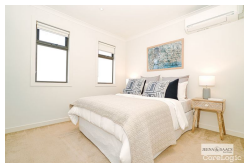
**1/7 ORMOND ROAD ORMOND VIC 3204** Sold Price **\$620,000** Sold Date **27-Dec-23**  
Distance **0.29km**

2 1 1



**8/18 ULUPNA ROAD ORMOND VIC 3204** Sold Price <sup>RS</sup> **\$671,000** Sold Date **10-Feb-24**  
Distance **0.18km**

2 1 1



**4/13 LILLIMUR ROAD ORMOND VIC 3204** Sold Price **\$730,000** Sold Date **05-Dec-23**  
Distance **0.33km**

2 1 1

RS = Recent sale      UN = Undisclosed Sale

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