

# 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

3/289 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 \$850,000 & \$900,000

### Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Ormond

Period - From 17/12/2023 to 16/12/2024 Source Property Data

### 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	7/31 Prince Edward Av MCKINNON 3204	\$930,000	13/11/2024
2	3/1 Bleazby St BENTLEIGH 3204	\$892,000	02/10/2024
3	2/1 Graham Av MCKINNON 3204	\$932,000	14/09/2024

**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: 17/12/2024 14:10



3   2   2

**Property Type:** Townhouse

## Comparable Properties



**7/31 Prince Edward Av MCKINNON 3204 (REI)**

Agent Comments

3   2   2

**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 13/11/2024

**Property Type:** Unit



**3/1 Bleazby St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$892,000

**Method:** Private Sale

**Date:** 02/10/2024

**Property Type:** Townhouse (Res)



**2/1 Graham Av MCKINNON 3204 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$932,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Townhouse (Single)