

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

Single price \$880,000

Median sale price

Median price \$654,000

Property Type Unit

Suburb Ormond

Period - From 01/10/2024

to 31/12/2024

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	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:

30/01/2025 15:36



 3  2  2

Property Type: Townhouse

[Agent Comments](#)

Comparable Properties



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

[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)