

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/247 Grange Road, Ormond 3204

Indicative selling price

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

Single price \$1,099,000 or range between - & -

Median sale price

Median price \$564,500 Property type Unit Suburb Ormond

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales

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	2/52 Neville St, Carnegie 3163	\$1,260,000	19/11/2022
2	1/33 Holloway St, Ormond 3204	\$1,200,000	15/09/2022
3	2/12 Yendon Road, Carnegie 3163	\$1,100,000	17/09/2022

This Statement of Information was prepared on: 29/11/2022