

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 3/267 Grange Road, Ormond VIC 3204

Indicative selling price

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

range between \$850,000 & \$900,000

Median sale price

Median price \$686,000 Property type Unit Suburb Ormond

Period - From 01/10/2019 to 30/09/2020 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
3/19 St Huberts Rd CARNEGIE 3163	\$930,000	05/12/2020
1/3 Watson Gr GLEN HUNTLY 3163	\$919,000	17/10/2020
2/72 Bealiba Rd CAULFIELD SOUTH 3162	\$900,000	01/09/2020

This Statement of Information was prepared on: 04/01/2021