

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

1/245 GRANGE ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jul 2023

to

30 Jun 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

36A ROSANNA STREET CARNEGIE VIC 3163	1660000	08-Apr-24
5B GRANDVIEW GROVE CARNEGIE VIC 3163	1581000	24-Feb-24
15A TATTENHAM STREET CAULFIELD EAST VIC 3145	1660000	21-Mar-24

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.~~

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36A ROSANNA STREET CARNEGIE VIC 3163 Sold Price **1660000** Sold Date **08-Apr-24**

3 2 1

Distance **1.44km**



5B GRANDVIEW GROVE CARNEGIE VIC 3163 Sold Price **1581000** Sold Date **24-Feb-24**

4 3 2

Distance **1.05km**



15A TATTENHAM STREET CAULFIELD EAST VIC 3145 Sold Price **1660000** Sold Date **21-Mar-24**

4 3 1

Distance **1.79km**

RS = Recent sale **UN** = Undisclosed Sale

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