

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

6/249 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$728,250

House

Unit

X

Suburb

Ormond

Period - From

01/10/2017

to

31/12/2017

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	3/14 Rigby Av CARNEGIE 3163	\$923,000	17/02/2018
2	6/27 Eumeralla Rd CAULFIELD SOUTH 3162	\$895,000	11/11/2017
3	156a Oakleigh Rd CARNEGIE 3163	\$885,000	17/02/2018

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.

6/249 Grange Road, Ormond Vic 3204



 3  2 

Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

December quarter 2017: \$728,250

Comparable Properties



3/14 Rigby Av CARNEGIE 3163 (REI)

Agent Comments

 3  2  1

Price: \$923,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 5
Property Type: Townhouse (Res)



6/27 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 3  2  1

Price: \$895,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 5
Property Type: Villa



156a Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$885,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)