

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

6/273 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

\$500,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Ormond

Period-from

01 Oct 2018

to

30 Sep 2019

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

7/10 Ormond Road Ormond VIC 3204	\$483,000	17-Aug-19
8/24 Holloway Street Ormond VIC 3204	\$495,000	14-Sep-19
5/19 Lillimur Road Ormond VIC 3204	\$580,000	10-Jul-19

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.~~

This Statement of Information was prepared on: 07 October 2019

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7/10 Ormond Road Ormond VIC 3204
 2  1  1

Sold Price

\$483,000

Sold Date

17-Aug-19

Distance

0.24km

Notes from your agent

Inferior sold \$483,000


8/24 Holloway Street Ormond VIC 3204
 2  1  2

Sold Price

\$495,000

Sold Date

14-Sep-19

Distance

0.31km

Notes from your agent

Comparable sold \$495


5/19 Lillimur Road Ormond VIC 3204
 2  1  1

Sold Price

\$580,000

Sold Date

10-Jul-19

Distance

0.27km

Notes from your agent

Sold \$580k

RS = Recent sale

UN = Undisclosed Sale

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