

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

3/271 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$524,000 Property Type Unit Suburb Ormond

Period - From 01/04/2019 to 30/06/2019 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 | 2/219 Grange Rd GLEN HUNTLY 3163 | \$655,000 | 14/08/2019 |
| 2 | 7/207 Grange Rd GLEN HUNTLY 3163 | \$615,000 | 24/05/2019 |
| 3 | 4/70 Moonya Rd CARNEGIE 3163 | \$555,000 | 28/05/2019 |

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.~~

This Statement of Information was prepared on:

20/09/2019 15:47



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

June quarter 2019: \$524,000

Comparable Properties



2/219 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$655,000

Method: Private Sale

Date: 14/08/2019

Rooms: 3

Property Type: Unit



7/207 Grange Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 24/05/2019

Property Type: Unit



4/70 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$555,000

Method: Private Sale

Date: 28/05/2019

Property Type: Unit