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	2/267 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between $940,000 & $990,000

Median sale price

Median price $567,500 Property Type Unit Suburb Ormond

Period - From 01/01/2021 to 31/03/2021 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	11/144 Grange Rd CARNEGIE 3163	$1,000,000	05/05/2021
2	15/16 Etna St GLEN HUNTLY 3163	$970,000	30/04/2021
3	3/267 Grange Rd ORMOND 3204	$947,000	15/02/2021

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: 24/05/2021 14:00

2/267 Grange Road, Ormond Vic 3204



3 2 2

Rooms: 6
Property Type: Unit

Agent Comments

Indicative Selling Price
$940,000 - $990,000
Median Unit Price
March quarter 2021: $567,500

Comparable Properties



11/144 Grange Rd CARNEGIE 3163 (REI)

3 2 1

Price: $1,000,000
Method: Sold Before Auction
Date: 05/05/2021
Rooms: 4
Property Type: Villa

Agent Comments



15/16 Etna St GLEN HUNTLY 3163 (REI)

3 2 2

Price: $970,000
Method: Sold Before Auction
Date: 30/04/2021
Rooms: 4
Property Type: Apartment

Agent Comments



3/267 Grange Rd ORMOND 3204 (REI/VG)

3 2 1

Price: $947,000
Method: Sold Before Auction
Date: 15/02/2021
Rooms: 4
Property Type: Villa

Agent Comments

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.