

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 102/265 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 \$475,000

or range between

&

## Median sale price

Median price \$700,000

Property type Unit

Suburb Ormond

Period - From 01/11/2021

to 01/02/2022

Source Property Data

## 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. 7/11 Ormond Rd ORMOND 3204 VIC	\$460,000	25/11/2021
2. 107/23 Bent St BENTLEIGH 3204 VIC	\$495,000	17/12/2021
3. 12/131 Grange Rd GLEN HUNTLY 3163 VIC	\$450,000	08/12/2021

This Statement of Information was prepared on: 14/02/2022