

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

2/265 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Ormond

Period - From 22/02/2021

to

21/02/2022

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	10/13 Elm Gr MCKINNON 3204	\$517,000	26/11/2021
2	2/15 Royal Av GLEN HUNTLY 3163	\$510,000	28/08/2021
3	107/23 Bent St BENTLEIGH 3204	\$495,000	17/12/2021

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:

22/02/2022 17:34

2/265 Grange Road, Ormond Vic 3204

Ben Quigley
03 9557 5500
0411 878 636
bquigley@woodards.com.au



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
22/02/2021 - 21/02/2022: \$595,000

Comparable Properties



10/13 Elm Gr MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$517,000
Method: Private Sale
Date: 26/11/2021
Property Type: Apartment
Land Size: 116.20 sqm approx

2/15 Royal Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 28/08/2021
Property Type: Unit



107/23 Bent St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 17/12/2021
Property Type: Apartment

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



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