

## 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

4/273 GRANGE ROAD ORMOND VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jan 2024

to

31 Dec 2024

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

5/1204 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$556,000	16-Aug-24
1/9 PARK AVENUE GLEN HUNTLY VIC 3163	\$575,000	18-Nov-24
7/20 KATANDRA ROAD ORMOND VIC 3204	\$555,000	12-Sep-24

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: 23 January 2025



**5/1204 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163**

Sold Price

**\$556,000**

Sold Date

**16-Aug-24**

 2  1  1

Distance

**1.29km**



**1/9 PARK AVENUE GLEN HUNTLY VIC 3163**

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**18-Nov-24**

 2  1  1

Distance

**0.68km**



**7/20 KATANDRA ROAD ORMOND VIC 3204**

Sold Price

**\$555,000**

Sold Date

**12-Sep-24**

 2  1  1

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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