

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 2/249 Grange Road, Ormond VIC 3204

Indicative selling price

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

Single price \$ or range between \$690,000 & \$750,000

Median sale price

Median price \$561,500 Property type Unit Suburb Ormond

Period - From 01/01/2022 to 31/12/2022 Source REIV

Comparable property sales

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
20 Munro Avenue, Carnegie VIC 3163	\$817,750	17/12/2022
4/66 Mimosa Road, Carnegie VIC 3163	\$780,000	12/01/2023
4/239 Neerim Road, Carnegie VIC 3163	\$788,000	11/12/2022

This Statement of Information was prepared on: 06/02/2023