

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/273 Grange Road,  
ORMOND 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$490,000 - \$530,000**

### Median sale price

Median **Unit** for **ORMOND** for period **Apr 2018 - Apr 2018**

Sourced from [homesales.com.au](http://homesales.com.au).

**\$561,137**

### Comparable property sales

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 the most comparable to the property for sale.

**305/1177 Glen Huntly Road,**  
Glen Huntly 3163

**Price \$525,000** Sold 26  
October 2017

**7/300 Grange Road,**  
Ormond 3204

**Price \$500,000** Sold 08  
November 2017

**8/75 Lillimur Road,**  
Ormond Ormond

**Price \$465,000** Sold 08  
January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [homesales.com.au](http://homesales.com.au).

Unit

  
2 beds

  
1 baths

  
1 parking

### Stockdale & Leggo Caulfield

1158 Glenhuntly Road,  
Glen Huntly VIC 3163

### Contact agents



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**Stockdale  
& Leggo**