

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

9/253 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$567,500

Property Type Unit

Suburb Ormond

Period - From 01/01/2021

to 31/03/2021

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	2/24 Holloway St ORMOND 3204	\$482,000	20/03/2021
2	2/22 Royal Av GLEN HUNTLY 3163	\$420,000	12/03/2021
3	3/45 Coorigil Rd CARNEGIE 3163	\$450,000	03/03/2021

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:

25/05/2021 10:57



Property Type: Apartment

Agent Comments

A lifestyle abode in a location you'll love, this neat 2 bedroom ground floor apartment features a light filled living room, vibrant kitchen/meals, 2 large bedrooms (fitted BIRs), tasteful bathroom/laundry, R/C air cond, gas heating, new carpet, fresh paint, timber blinds, sheer drapes & carport. Walk to Ormond station, shops & cafés, minutes to Monash Uni.

Comparable Properties



2/24 Holloway St ORMOND 3204 (REI)

Agent Comments



Price: \$482,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment



2/22 Royal Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$420,000

Method: Sold Before Auction

Date: 12/03/2021

Property Type: Apartment



3/45 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 03/03/2021

Property Type: Unit