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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$430,000		&		\$470,000			
Median sale pr	rice							
Median price	\$567,500	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ado	dress 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







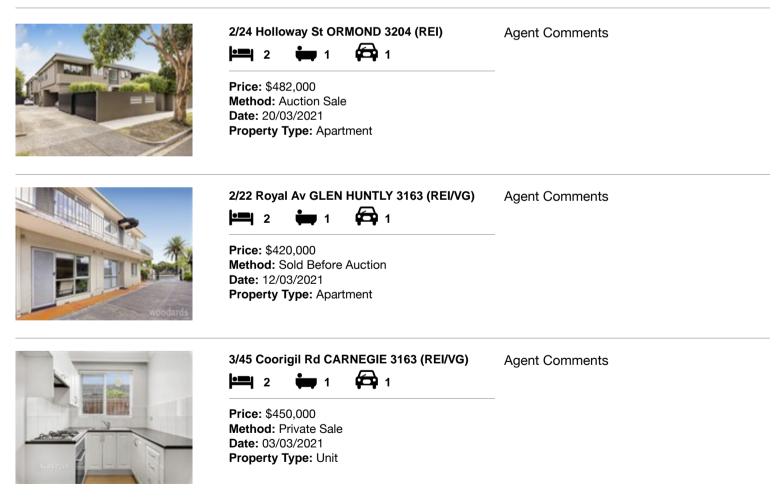
Property Type: Apartment Agent Comments

Mark Staples 9573 6100 0411 527 174 markstaples@jelliscraig.com.au

> Indicative Selling Price \$430,000 - \$470,000 Median Unit Price March quarter 2021: \$567,500

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



Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.