

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

9/273 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$480,000

&

\$525,000

Median sale price

Median price \$564,500

Property Type Unit

Suburb Ormond

Period - From 01/07/2022

to

30/09/2022

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	5/435 North Rd ORMOND 3204	\$535,000	16/08/2022
2	5/22 Walsh St ORMOND 3204	\$509,000	03/06/2022
3	2/269 Grange Rd ORMOND 3204	\$504,500	30/08/2022

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:

25/10/2022 17:00



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/435 North Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 16/08/2022

Property Type: Apartment

Land Size: 120 sqm approx



5/22 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$509,000

Method: Private Sale

Date: 03/06/2022

Property Type: Apartment



2/269 Grange Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$504,500

Method: Sold Before Auction

Date: 30/08/2022

Property Type: Apartment