

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

4/273 GRANGE ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

5/1204 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$556,000	16-Aug-24
1/9 PARK AVENUE GLEN HUNTLY VIC 3163	\$575,000	18-Nov-24
7/20 KATANDRA ROAD ORMOND VIC 3204	\$555,000	12-Sep-24

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 6 months.

This Statement of Information was prepared on: 23 January 2025



5/1204 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163

2 1 1

Sold Price

\$556,000

Sold Date

16-Aug-24

Distance

1.29km



1/9 PARK AVENUE GLEN HUNTLY VIC 3163

2 1 1

Sold Price

^{RS} **\$575,000**

Sold Date

18-Nov-24

Distance

0.68km



7/20 KATANDRA ROAD ORMOND VIC 3204

2 1 1

Sold Price

\$555,000

Sold Date

12-Sep-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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