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	103/265 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	$440,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Ormond
Period-from	01 Jul 2023	to	30 Jun 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
33/30 LILLIMUR ROAD ORMOND VIC 3204	$440,000	10-Feb-24
5/8 ORMOND ROAD ORMOND VIC 3204	$471,000	22-Jun-24
7/18 ULUPNA ROAD ORMOND VIC 3204	-	23-Mar-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.~~

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33/30 LILLIMUR ROAD ORMOND VIC 3204

2 1 1

Sold Price **$440,000** Sold Date **10-Feb-24**

Distance **0.19km**



5/8 ORMOND ROAD ORMOND VIC 3204

2 1 1

Sold Price RS **$471,000** Sold Date **22-Jun-24**

Distance **0.32km**



7/18 ULUPNA ROAD ORMOND VIC 3204

2 1 1

Sold Price **-** Sold Date **23-Mar-24**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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