

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

17a Draper Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,730,000

Median sale price

Median price \$1,440,000

Property Type Townhouse

Suburb Mckinnon

Period - From 28/03/2021

to

27/03/2022

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	29b Leinster St ORMOND 3204	\$1,711,000	08/02/2022
2	23b Collins St ORMOND 3204	\$1,710,000	16/02/2022
3			

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:

28/03/2022 22:39

17a Draper Street, Mckinnon Vic 3204

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$1,650,000 - \$1,730,000

Median Townhouse Price

28/03/2021 - 27/03/2022: \$1,440,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



29b Leinster St ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$1,711,000

Method: Private Sale

Date: 08/02/2022

Property Type: Townhouse (Single)



23b Collins St ORMOND 3204 (REI)

Agent Comments

4 2 4

Price: \$1,710,000

Method: Sold Before Auction

Date: 16/02/2022

Property Type: Townhouse (Res)

Land Size: 385 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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