

# 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

2D Glen Orme Avenue, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Mckinnon

Period - From 01/04/2022

to

30/06/2022

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	5/50 Glen Orme Av ORMOND 3204	\$1,050,000	07/04/2022
2	2/21 Hopkins St MCKINNON 3204	\$1,000,000	19/02/2022
3	1/1 Graham Av MCKINNON 3204	\$1,000,000	05/02/2022

**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:

20/07/2022 15:44



3 2 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

June quarter 2022: \$1,200,000

## Comparable Properties



**5/50 Glen Orme Av ORMOND 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 07/04/2022

**Property Type:** Townhouse (Res)

**2/21 Hopkins St MCKINNON 3204 (VG)**

Agent Comments

3 - -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 19/02/2022

**Property Type:** Flat/Unit/Apartment (Res)



**1/1 Graham Av MCKINNON 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 05/02/2022

**Property Type:** Townhouse (Res)

**Account - The Agency Port Phillip** | P: 03 8578 0388