

# 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

2b Elm Grove, 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 \$650,000 & \$680,000

### Median sale price

Median price \$957,000

Property Type Unit

Suburb Mckinnon

Period - From 01/10/2019

to 31/12/2019

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	17b Gray St BENTLEIGH EAST 3165	\$740,000	14/09/2019
2	99 Nicholson St MCKINNON 3204	\$665,000	09/01/2020
3	2/126 Centre Rd BRIGHTON EAST 3187	\$655,000	14/10/2019

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:

25/02/2020 14:52



2   
 1   
 1

**Property Type:** T/house  
**Land Size:** 239 sqm approx

**Indicative Selling Price**

\$650,000 - \$680,000

**Median Unit Price**

December quarter 2019: \$957,000

#### Agent Comments

Savvy 2 bedrm + study t/house in the Village. Perfect for investors, city professionals, those wanting to get into the McKinnon Secondary College zone or coffee lovers, this sun splashed abode enjoys 2 double bedrooms (BIRs), neutral semi ensuite (Euro laundry), a study nook, open plan living and dining with casual kitchen (Italian appliances) and a mod-grass terrace. Private and secure, this great pad has heating, intercom, tinted windows & an auto garage. Seconds to great cafes, train and the Chadstone bus.

Savvy 2 bedrm + study t/house in the Village. Perfect for investors, city professionals, those wanting to get into the McKinnon Secondary College zone or coffee lovers, this sun splashed abode enjoys 2 double bedrooms (BIRs), neutral semi ensuite (Euro laundry), a study nook, open plan living and dining with casual kitchen (Italian appliances) and a mod-grass terrace. Private and secure, this great pad has heating, intercom, tinted windows & an auto garage. Seconds to great cafes, train and the Chadstone bus.

## Comparable Properties



**17b Gray St BENTLEIGH EAST 3165 (REI/VG)**    Agent Comments

2   
 2   
 1

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 14/09/2019  
**Property Type:** Townhouse (Single)  
**Land Size:** 105 sqm approx



**99 Nicholson St MCKINNON 3204 (REI/VG)**    Agent Comments

2   
 1   
 2

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 09/01/2020  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 324 sqm approx



**2/126 Centre Rd BRIGHTON EAST 3187 (VG)**    Agent Comments

2   
 -   
 -

**Price:** \$655,000  
**Method:** Sale  
**Date:** 14/10/2019  
**Property Type:** Flat/Unit/Apartment (Res)