Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$440,000 &	\$460,000
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Median sale price

Median price	\$750,000	Pro	perty Type Ur	it		Suburb	Mckinnon
Period - From	02/12/2023	to	01/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/10 Wattle Gr MCKINNON 3204	\$510,000	05/10/2024
2	2/21 Lillimur Rd ORMOND 3204	\$467,500	31/08/2024
3	1/273 Grange Rd ORMOND 3204	\$417,500	06/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/12/2024 14:57









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$440,000 - \$460,000 **Median Unit Price** 02/12/2023 - 01/12/2024: \$750,000

Comparable Properties



2/10 Wattle Gr MCKINNON 3204 (REI)

Price: \$510,000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit

Agent Comments



2/21 Lillimur Rd ORMOND 3204 (REI/VG)

Price: \$467,500 Method: Auction Sale Date: 31/08/2024

Property Type: Apartment

Agent Comments



1/273 Grange Rd ORMOND 3204 (REI/VG)

Price: \$417,500 Method: Auction Sale Date: 06/06/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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