

# 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

3/50 Whitmuir Road, 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 \$440,000 & \$460,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Mckinnon

Period - From 02/12/2023 to 01/12/2024 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	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 comparable properties 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



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**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)**

Agent Comments

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**Price:** \$510,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Unit



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

Agent Comments

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**Price:** \$467,500

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** Apartment



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

Agent Comments

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**Price:** \$417,500

**Method:** Auction Sale

**Date:** 06/06/2024

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9194 1200