Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

sale						
2A Elm Grove, Mckinnon Vic 3204						
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
000	&	\$780,000	0			
Median sale price						
00 P	Property Type Unit		Subu	urb Mckinnon		
2024 to	31/03/2024	Sc	ource 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 1/125-127 Mckinnon Rd MCKINNON 3204			\$720,000	12/06/2024		
	2A Elm Gro Ce Orice see co 000 For sales (*D Oree propert estate ager e. Ile property	2A Elm Grove, Mckinnon Vic a ce price see consumer.vic.gov.au 000 & Property Type Unit 2024 to 31/03/2024 y sales (*Delete A or B below estate agent or agent's representations. le property le property	2A Elm Grove, Mckinnon Vic 3204 Ce Drice see consumer.vic.gov.au/underquor 000 & \$780,000 Droperty Type Unit 2024 to 31/03/2024 So 7 sales (*Delete A or B below as apparee properties sold within two kilometres estate agent or agent's representative cost. Ile property	2A Elm Grove, Mckinnon Vic 3204 Ce Drice see consumer.vic.gov.au/underquoting 000	2A Elm Grove, Mckinnon Vic 3204 Ce Drice see consumer.vic.gov.au/underquoting 000	

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:	08/07/2024 12:54





Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> **Indicative Selling Price** \$730,000 - \$780,000 **Median Unit Price** March quarter 2024: \$794,000





Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



1/125-127 Mckinnon Rd MCKINNON 3204 (REI) Agent Comments

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Price: \$720,000

Method: Sold Before Auction

Date: 12/06/2024 Property Type: Unit

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



