

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 10/13 Elm Grove, Mckinnon

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$519,000

or range between

&

Median sale price

Median price \$1,148,000

Property type Unit

Suburb Mckinnon

Period - From 01/06/2021

to 15/11/2021

Source PROPERTY DATA

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. 3/22 WALSH ST, ORMOND, VIC 3204	\$515,000	03/09/2021
2. 2/60 Ulupna Rd ORMOND 3204 VIC	\$503,500	16/10/2021
3. 7/8 Ormond Road, Ormond, Vic 3204	\$488,000	23/06/2021