

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

7/13 Elm Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$495,000 & \$515,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2022 to 31/03/2022 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	7/16-18 Ulupna Rd ORMOND 3204	\$510,000	29/04/2022
2	2/22 Walsh St ORMOND 3204	\$510,000	09/11/2021
3	2/74 Bendigo Av BENTLEIGH 3204	\$499,000	17/01/2022

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:

09/05/2022 16:17

7/13 Elm Grove, Mckinnon Vic 3204

**Jellis
Craig**

Ambrose Molinaro

0448 866 786

ambrosemolinaro@jellisrcraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$515,000

Median Unit Price

March quarter 2022: \$520,000

Comparable Properties



7/16-18 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Sold Before Auction

Date: 29/04/2022

Property Type: Apartment



2/22 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment



2/74 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$499,000

Method: Private Sale

Date: 17/01/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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