## 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

2b Elm Grove, Mckinnon Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$700,000		&		\$770,000			
Median sale price								
Median price	\$815,000	Pro	operty Type	Unit			Suburb	Mckinnon
Period - From	17/02/2024	to	16/02/2025		So	urce	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.

Ad	Address of comparable property		Date of sale
1	2/19 Lillimur Rd ORMOND 3204	\$750,000	02/02/2025
2	105/15 Hamilton St BENTLEIGH 3204	\$735,500	18/12/2024
3	1/5 Elm Gr MCKINNON 3204	\$750,000	21/09/2024

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:

17/02/2025 09:46









Rooms: 1 Property Type: Townhouse Indicative Selling Price \$700,000 - \$770,000 Median Unit Price 17/02/2024 - 16/02/2025: \$815,000

# **Comparable Properties**

2/19 Lillimur Rd ORMOND 3204 (REI) 2 2 2 1 Price: \$750,000 Method: Private Sale Date: 02/02/2025 Property Type: Unit	Agent Comments
105/15 Hamilton St BENTLEIGH 3204 (REI) 2 2 1 Price: \$735,500 Method: Private Sale Date: 18/12/2024 Property Type: Apartment	Agent Comments
1/5 Elm Gr MCKINNON 3204 (REI/VG) 2 1 2 2 Price: \$750,000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit	Agent Comments

#### Account - Jellis Craig | P: 03 9194 1200



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