

# 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

1/17 Elm Grove, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$794,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2024 to 31/03/2024 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	1/9 Bethell St ORMOND 3204	\$1,350,000	14/03/2024
2	2/13 Wild Cherry Rd ORMOND 3204	\$1,303,000	18/04/2024
3			

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:

21/05/2024 12:46

1/17 Elm Grove, Mckinnon Vic 3204

**Jellis  
Craig**

Trent Collie

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

March quarter 2024: \$794,000



 3    2    3

**Property Type:** Unit

Agent Comments

## Comparable Properties



1/9 Bethell St ORMOND 3204 (REI)

Agent Comments

 3    2    2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** Townhouse (Res)



2/13 Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

 3    2    2

**Price:** \$1,303,000

**Method:** Sold Before Auction

**Date:** 18/04/2024

**Property Type:** House (Res)

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



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