

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 Ellindale Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Mckinnon

Period - From 01/04/2024

to 30/06/2024

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	18 Mckinnon Rd MCKINNON 3204	\$1,850,000	14/09/2024
2	48 Hall St MCKINNON 3204	\$1,780,000	10/08/2024
3	60 Mckinnon Rd MCKINNON 3204	\$1,810,000	03/04/2024

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:

01/10/2024 12:26

1 Ellindale Avenue, Mckinnon Vic 3204

**Jellis
Craig**

Nick Renna

9593 4500

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nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

June quarter 2024: \$1,700,000



 4  2  4

Property Type: House

Agent Comments

Comparable Properties



18 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,850,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 696 sqm approx



48 Hall St MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,780,000

Method: Sold Before Auction

Date: 10/08/2024

Property Type: House (Res)

Land Size: 613 sqm approx



60 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,810,000

Method: Sold Before Auction

Date: 03/04/2024

Property Type: House (Res)

Land Size: 832 sqm approx

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



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