

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

11 Draper Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,880,000 Property Type House Suburb Mckinnon

Period - From 01/07/2023 to 30/09/2023 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 | 81 Lillimur Rd ORMOND 3204 | \$2,387,500 | 07/10/2023 |
| 2 | 4 Oakleigh Rd ORMOND 3204 | \$2,255,000 | 26/08/2023 |
| 3 | 71 Mckinnon Rd MCKINNON 3204 | \$2,160,000 | 06/10/2023 |

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:

24/10/2023 12:23



Property Type: House

Agent Comments

Comparable Properties



81 Lillimur Rd ORMOND 3204 (REI)

Agent Comments



Price: \$2,387,500

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 551 sqm approx



4 Oakleigh Rd ORMOND 3204 (REI)

Agent Comments



Price: \$2,255,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 687 sqm approx



71 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$2,160,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: House