

# 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

2a 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 \$700,000 & \$750,000

### 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	1/125-127 Mckinnon Rd MCKINNON 3204	\$720,000	12/06/2024
2			
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: 18/06/2024 14:53

2a Elm Grove, Mckinnon Vic 3204

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

March quarter 2024: \$794,000



 2  1  1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



1/125-127 Mckinnon Rd MCKINNON 3204 (REI) Agent Comments

 2  1  1

**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 12/06/2024

**Property Type:** Unit

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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