

## 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

5/13 ELM GROVE MCKINNON VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$589,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2/11 CLAIRE STREET MCKINNON VIC 3204          | \$610,500 | 30-Aug-23 |
| 5/26 EUMERALLA ROAD CAULFIELD SOUTH VIC 3162  | \$590,000 | 20-Sep-23 |
| 3/33 PRIMROSE CRESCENT BRIGHTON EAST VIC 3187 | \$610,000 | 21-Jul-23 |

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 6 months.~~

This Statement of Information was prepared on: 29 November 2023



**2/11 CLAIRE STREET MCKINNON  
VIC 3204**

 2  1  -

Sold Price

**\$610,500**

Sold Date **30-Aug-23**

Distance **0.42km**



**5/26 EUMERALLA ROAD  
CAULFIELD SOUTH VIC 3162**

 2  1  1

Sold Price

**\$590,000**

Sold Date **20-Sep-23**

Distance **1.27km**



**3/33 PRIMROSE CRESCENT  
BRIGHTON EAST VIC 3187**

 2  1  2

Sold Price

**\$610,000**

Sold Date **21-Jul-23**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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