

# 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

3/6 Selkirk Avenue, 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 \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,157,500

Property Type Unit

Suburb Mckinnon

Period - From 01/04/2021

to 31/03/2022

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	1/7 Rose St BENTLEIGH 3204	\$1,650,000	28/04/2022
2	18a Park Cr BENTLEIGH 3204	\$1,550,000	25/01/2022
3	85a Wheatley Rd MCKINNON 3204	\$1,500,000	22/01/2022

**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:

02/05/2022 13:16

3/6 Selkirk Avenue, Mckinnon Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median Unit Price**

Year ending March 2022: \$1,157,500



4   3   2

**Rooms:** 7

**Property Type:** Townhouse

**Land Size:** 305 sqm approx

Agent Comments

## Comparable Properties



**1/7 Rose St BENTLEIGH 3204 (REI)**

Agent Comments

4   2   2

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 28/04/2022

**Property Type:** House (Res)

**Land Size:** 440 sqm approx



**18a Park Cr BENTLEIGH 3204 (VG)**

Agent Comments

3   -   -

**Price:** \$1,550,000

**Method:** Sale

**Date:** 25/01/2022

**Property Type:** House (Res)

**Land Size:** 293 sqm approx



**85a Wheatley Rd MCKINNON 3204 (VG)**

Agent Comments

4   -   -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 22/01/2022

**Property Type:** Strata Unit/Townhouse -  
Conjoined

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



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