## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,157,500	Pro	operty Type	Unit			Suburb	Mckinnon
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ado	dress 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







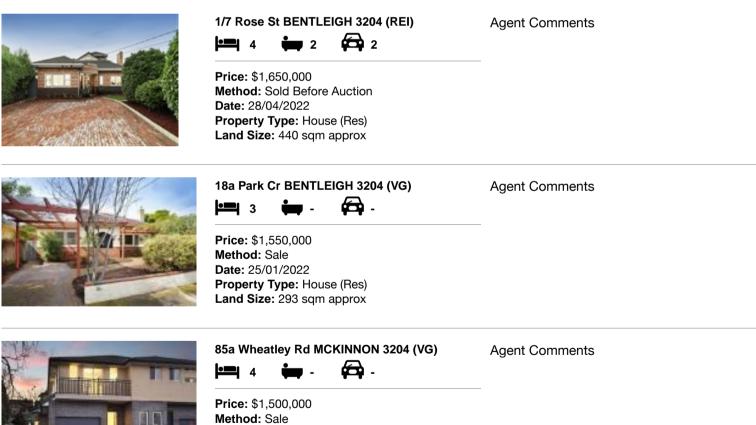


Rooms: 7 Property Type: Townhouse Land Size: 305 sqm approx Agent Comments

Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median Unit Price** Year ending March 2022: \$1,157,500

# **Comparable Properties**





Date: 22/01/2022 Property Type: Strata Unit/Townhouse -Conjoined

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



propertydata

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