

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

20 Chalmers Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,200,000

&

\$2,300,000

Median sale price

Median price \$1,780,500

Property Type House

Suburb Mckinnon

Period - From 01/10/2022

to 31/12/2022

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	4 Campbell St BENTLEIGH 3204	\$2,300,000	18/12/2022
2	21 Parker St ORMOND 3204	\$2,292,000	22/10/2022
3	23 Stewart St ORMOND 3204	\$2,225,000	16/09/2022

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:

07/03/2023 10:04



5 2 2

Property Type: House

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



4 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 4

Price: \$2,300,000

Method: Sold Before Auction

Date: 18/12/2022

Property Type: House (Res)

Land Size: 697 sqm approx



21 Parker St ORMOND 3204 (REI/VG)

Agent Comments

5 2 2

Price: \$2,292,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 666 sqm approx



23 Stewart St ORMOND 3204 (REI/VG)

Agent Comments

4 2 3

Price: \$2,225,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 690 sqm approx