

# 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

6 Anne Street, 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 \$1,650,000 & \$1,720,000

### Median sale price

Median price \$1,947,500 Property Type House Suburb Mckinnon

Period - From 01/04/2023 to 30/06/2023 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	38 Hall St MCKINNON 3204	\$1,700,000	20/04/2023
2	23 Jean St MCKINNON 3204	\$1,700,000	25/03/2023
3	83 Brewer Rd BENTLEIGH 3204	\$1,641,000	17/06/2023

**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:

11/09/2023 15:20



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 581 sqm approx

Agent Comments

## Comparable Properties



**38 Hall St MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 20/04/2023

**Property Type:** House

**Land Size:** 618 sqm approx



**23 Jean St MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 567 sqm approx



**83 Brewer Rd BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,641,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 606 sqm approx