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

23 Station Avenue, Mckinnon Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,780,500	Pro	operty Type	Hou	ISE		Suburb	Mckinnon
Period - From	01/10/2022	to	31/12/2022		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.

Add	dress of comparable property	Price	Date of sale
1	79 Daley St BENTLEIGH 3204	\$1,750,000	16/12/2022
2	4 Wicklow St ORMOND 3204	\$1,705,000	04/11/2022
3	79 Wheatley Rd MCKINNON 3204	\$1,700,000	06/09/2022

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:

21/02/2023 11:43





Nick Renna





Property Type: House Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2022: \$1,780,500

Comparable Properties





Price: \$1,700,000 Method: Private Sale Date: 06/09/2022 Property Type: House (Res) Land Size: 795 sqm approx

Account - Jellis Craig | P: 03 9194 1200



propertydata

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