

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

54 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,200,000

&

\$2,350,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Mckinnon

Period - From 01/07/2022

to

30/09/2022

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	8 Hall St MCKINNON 3204	\$2,328,000	22/05/2022
2	12 Walsh St ORMOND 3204	\$2,216,000	04/06/2022
3	1 Lysbeth St MCKINNON 3204	\$2,202,000	27/08/2022

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:

18/10/2022 14:31

54 Mckinnon Road, Mckinnon Vic 3204

Jellis Craig

Nick Renna

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Indicative Selling Price

\$2,200,000 - \$2,350,000

Median House Price

September quarter 2022: \$1,510,000



5 2 3

Property Type: House

Agent Comments

Comparable Properties



8 Hall St MCKINNON 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,328,000

Method: Sold Before Auction

Date: 22/05/2022

Property Type: House (Res)

Land Size: 644 sqm approx



12 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

5 2 1

Price: \$2,216,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 858 sqm approx



1 Lysbeth St MCKINNON 3204 (REI)

Agent Comments

4 2 3

Price: \$2,202,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House

Land Size: 580 sqm approx

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



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