

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

31 Hall Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,805,000

Property Type House

Suburb Mckinnon

Period - From 15/05/2022

to

14/05/2023

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	13 Hall St MCKINNON 3204	\$2,020,000	19/04/2023
2	8 Lord St MCKINNON 3204	\$2,000,000	04/03/2023
3	38 Hall St MCKINNON 3204	\$1,700,000	20/04/2023

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:

15/05/2023 15:23



4 1.5 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

15/05/2022 - 14/05/2023: \$1,805,000

Comparable Properties



13 Hall St MCKINNON 3204 (REI)

Agent Comments

4 2 4

Price: \$2,020,000

Method: Private Sale

Date: 19/04/2023

Property Type: House

Land Size: 657 sqm approx



8 Lord St MCKINNON 3204 (REI)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 613 sqm approx



38 Hall St MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$1,700,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Account - Atria Real Estate