

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

12 Harold Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,890,000

Property Type House

Suburb Mckinnon

Period - From 01/10/2020

to 30/09/2021

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	2 Anthony St ORMOND 3204	\$2,000,000	23/05/2021
2	63 Gardenvale Rd GARDENVALE 3185	\$1,930,000	06/10/2021
3	30 Jupiter St CAULFIELD SOUTH 3162	\$1,910,000	15/07/2021

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:

28/10/2021 13:43

12 Harold Street, Mckinnon Vic 3204

Jason Isaacs

03 8532 5200

0488 700 789

jason.isaacs@belleproperty.com

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

Year ending September 2021: \$1,890,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



2 Anthony St ORMOND 3204 (VG)

Agent Comments

4 - -

Price: \$2,000,000

Method: Sale

Date: 23/05/2021

Property Type: House (Res)

Land Size: 699 sqm approx



63 Gardenvale Rd GARDENVALE 3185 (REI)

Agent Comments

3 2 3

Price: \$1,930,000

Method: Private Sale

Date: 06/10/2021

Property Type: House

Land Size: 460 sqm approx



30 Jupiter St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 2

Price: \$1,910,000

Method: Sold Before Auction

Date: 15/07/2021

Property Type: House

Land Size: 554 sqm approx

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018