

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

1 Fitzroy Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,370,000

Median sale price

Median price \$1,780,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2021

to

31/03/2021

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	18 Carlton St MCKINNON 3204	\$1,431,000	27/03/2021
2	20 Elm Gr MCKINNON 3204	\$1,370,000	08/04/2021
3	63 Nicholson St MCKINNON 3204	\$1,327,000	20/03/2021

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:

04/05/2021 16:02

1 Fitzroy Street, Mckinnon Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,300,000 - \$1,370,000

Median House Price

March quarter 2021: \$1,780,000



3 2 2

Property Type: House

Agent Comments

Endearing 3 bedroom c1938 timber treasure loved by one family for 49 years, featuring 3 separate living spaces, pristine kitchen, 3 good sized bedrooms (BIRs), claw foot bath, a north-facing rear garden with generous covered alfresco area, shed & double garage (ROW access). Footsteps to Allnutt Park, walk to McKinnon Village. McKinnon Secondary College zone.

Comparable Properties



18 Carlton St MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$1,431,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



20 Elm Gr MCKINNON 3204 (REI)

Agent Comments

3 1 4

Price: \$1,370,000

Method: Private Sale

Date: 08/04/2021

Property Type: House

Land Size: 457 sqm approx



63 Nicholson St MCKINNON 3204 (REI)

Agent Comments

3 1 2

Price: \$1,327,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 368 sqm approx

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