

# 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

33 Exhibition Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,475,000

### Median sale price

Median price

\$2,160,000

Property Type

House

Suburb

Mckinnon

Period - From

01/10/2023

to

31/12/2023

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	5 Fitzroy St MCKINNON 3204	\$1,400,000	24/10/2023
2	48 Lees St MCKINNON 3204	\$1,375,000	26/02/2024
3			

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:

19/03/2024 10:25

33 Exhibition Street, Mckinnon Vic 3204

**Jellis  
Craig**

Trent Collie

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trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,475,000

**Median House Price**

December quarter 2023: \$2,160,000



2 1 1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**5 Fitzroy St MCKINNON 3204 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** House

**Land Size:** 373 sqm approx



**48 Lees St MCKINNON 3204 (REI)**

Agent Comments

3 1 1

**Price:** \$1,375,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 375 sqm approx

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.

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



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