

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

2a Amelia Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,380,000 & \$1,430,000

Median sale price

Median price \$1,200,000 Property Type Unit Suburb Mckinnon

Period - From 01/04/2022 to 30/06/2022 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	16 Carlyon St ORMOND 3204	\$1,435,000	23/04/2022
2	1/68 Ulupna Rd ORMOND 3204	\$1,380,000	18/06/2022
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:

28/07/2022 10:26



 3  3  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



16 Carlyon St ORMOND 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,435,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 450 sqm approx



1/68 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)

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.